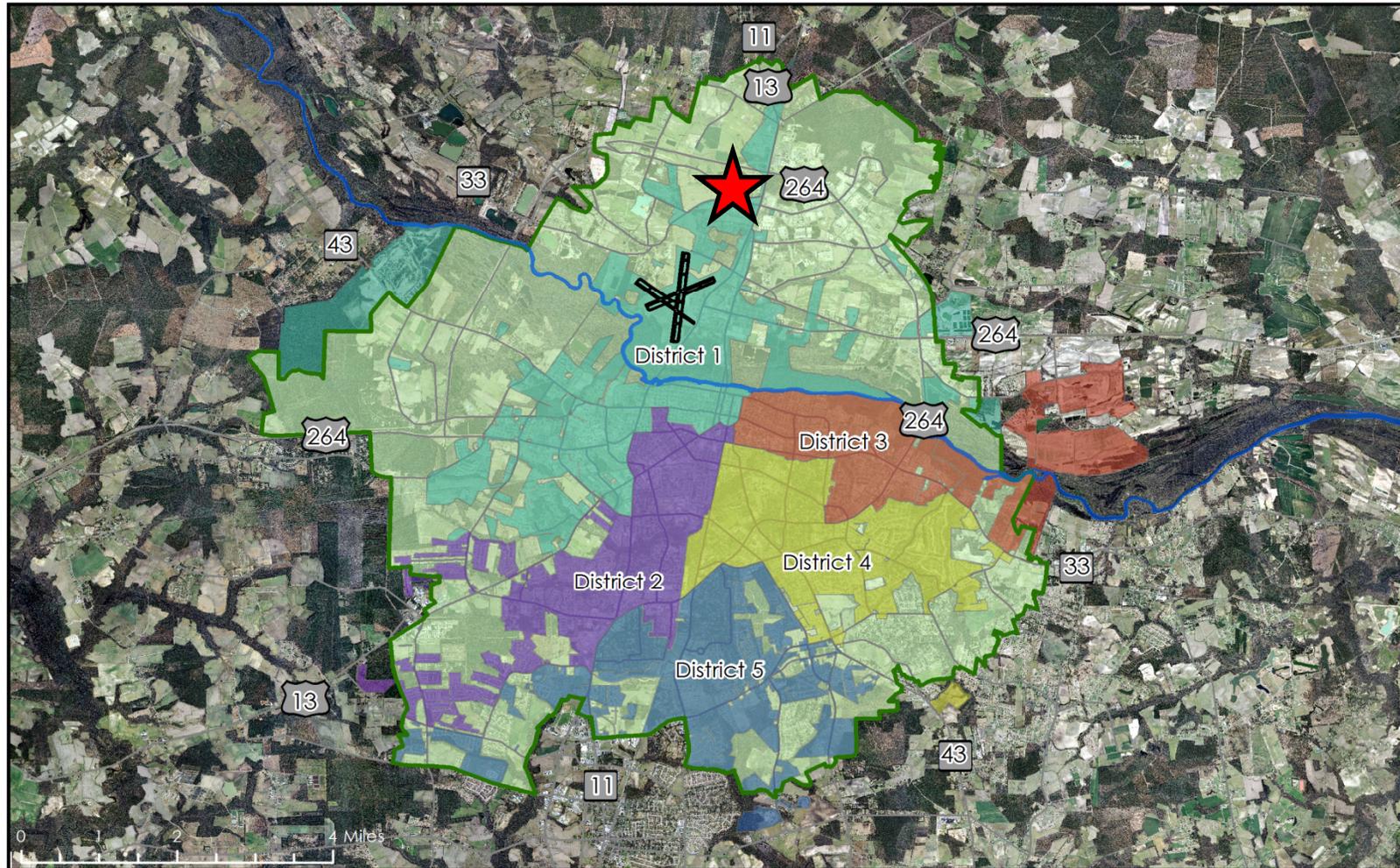


3.19.15

# City Council Meeting

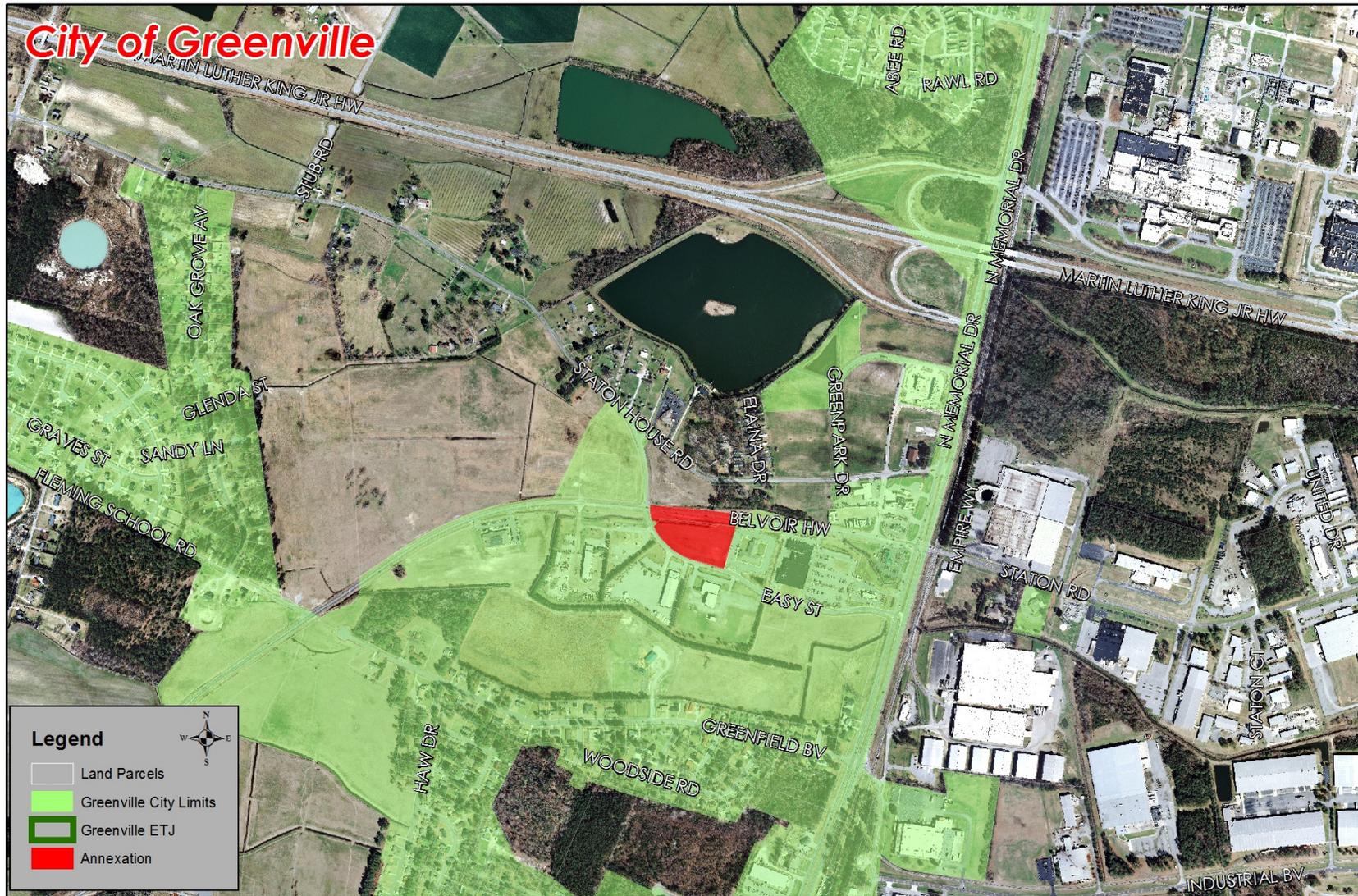
**Item 2:** Ordinance to annex City of Greenville property involving 5.37 acres located at the southeastern corner of the intersection of Easy Street and NC Highway 33



**Map Legend**

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

*Find yourself in good company*





**Item 3:** Approval of 2015 HOME  
Investment Partnership Funds  
Commitment for a Multi-family Rental  
Housing Development

# WINSLOW POINTE - PHASE II

## Affordable Senior Housing

### Project Site Location

Located at the Intersection of Hooker Rd and Winslow  
Pointe Dr.

 Winslow Pointe

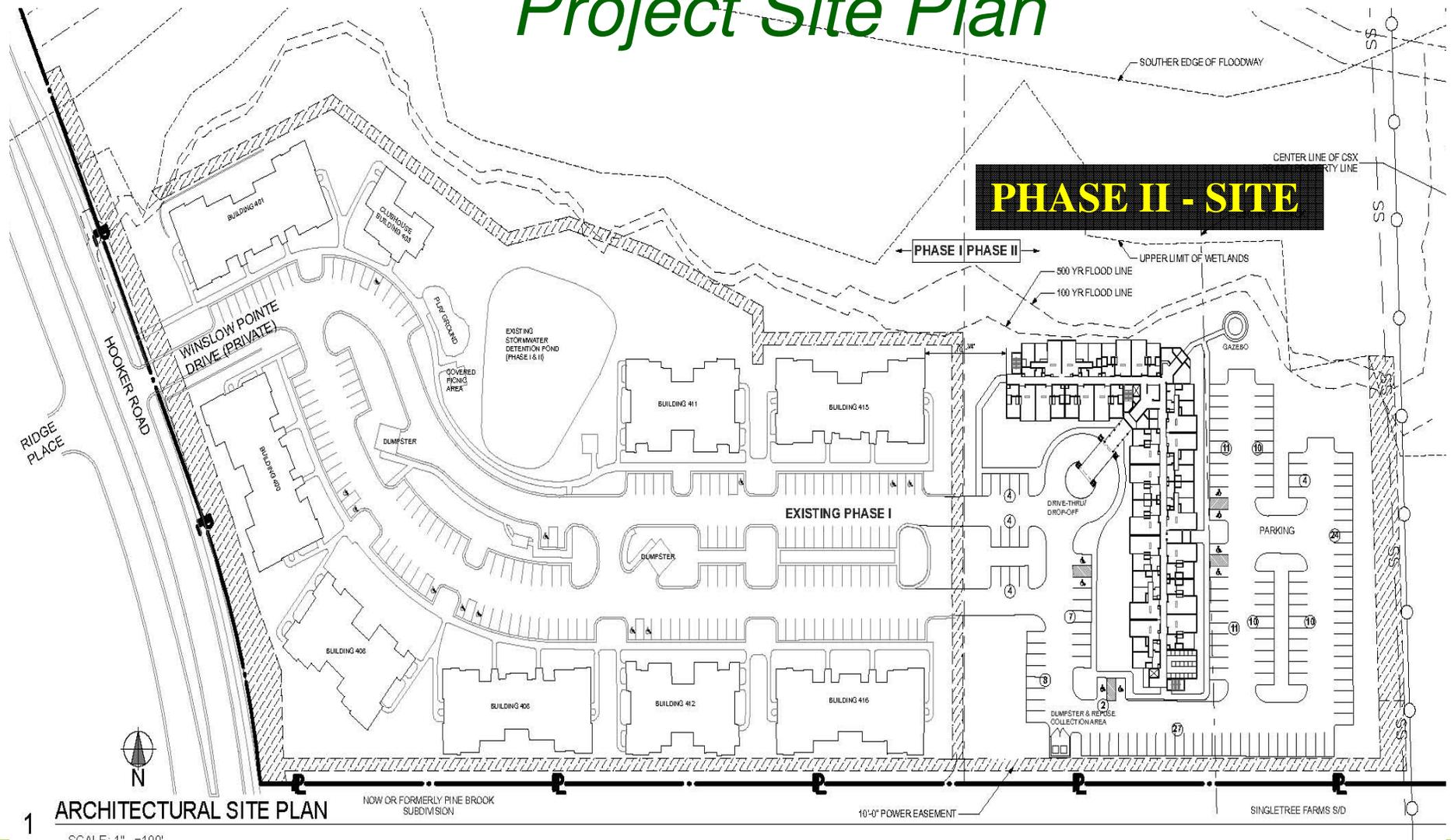
bes Millpond

# WINSLOW POINTE – PHASE II

*Project Site Location*



## Project Site Plan



*Find yourself in good company*



# WINSLOW POINTE – PHASE I

## WINSLOW POINTE... AFFORDABLE LIVING IN GREENVILLE

**M**ake yourself at home at Winslow Pointe, a new community with affordable living, desirable amenities and a great location, near shopping, major employers and even scenic parks. Winslow Pointe is redefining the idea of home. Why settle for an apartment that is too small for your needs or too big for your budget? At Winslow Pointe, you can choose from comfortably-priced 1-, 2-, and 3-bedroom apartment homes.



**Come Home to Convenience  
and Modern Amenities**



*Find yourself in good company*

## Architectural Drawings – Cover Sheet

### WINSLOW POINTE APARTMENTS PHASE II GREENVILLE, NC

#### PROJECT TEAM MEMBERS

**Architect**  
 Steele Group Architects  
 217 West Sixth Street  
 Winston-Salem, NC 27101  
 336-734-2003

**Owner**  
 Carolina Project Equities LLC  
 9104 Falls of Neuse Ste 300  
 Raleigh, NC 27615  
 919-435-1597



**CAROLINA PROJECT  
EQUITIES, LLC**  
 9104 FALLS OF NEUSE ROAD  
 SUITE 300  
 RALEIGH, NC 27615

2015 NCHFA PRELIMINARY SUBMITTAL  
**WINSLOW POINTE APARTMENTS  
PHASE II**  
 GREENVILLE, NC

©2015 Steele Group Architects  
DATE: 6/16/15  
PROJECT NUMBER: 14 0530  
SHEET TITLE: COVER SHEET

**A0.00**

UNIT COUNT AND SQUARE FOOTAGES						
Unit type	Description	Count	Heated S.F. per	Gross S.F. per Unit	Total Heated S.F.	Total Gross S.F.
UNIT A	1 Bed / 1 Bath	45	738	782	33,210	35,190
UNIT A - HC	1 Bed / 1 Bath Accessible	4	738	782	2,952	3,128
UNIT B	2 Bed / 1 Bath	24	1,001	1,060	24,024	25,440
UNIT B - HC	2 Bed / 1 Bath Accessible	4	1,008	1,060	4,032	4,240
UNIT C	2 Bed / 1 Bath	3	1,028	1,080	3,084	3,240
<b>Total</b>		<b>80</b>			<b>67,302</b>	<b>71,238</b>

- NOTES:  
 1. A MINIMUM OF 10% OF THE UNITS ARE ACCESSIBLE. 5% REQUIRED BY THE 2012 NCBCS AND ADDITIONAL 5% REQUIRED BY NCHFA  
 2. A MINIMUM OF 2% OF THE UNITS ARE DESIGNED FOR THE HEARING & VISUALLY IMPAIRED

TOTAL UNIT MIX AND BUILDING SQUARE FOOTAGES							
Story	A	A-HC	B	B-HC	C	Total	Total Gross S.F.
1st Floor	12	1	6	1	0	20	23,180
2nd Floor	11	1	6	1	1	20	22,694
3rd Floor	11	1	6	1	1	20	21,950
4th Floor	11	1	6	1	1	20	21,894
<b>Total</b>	<b>45</b>	<b>4</b>	<b>24</b>	<b>4</b>	<b>3</b>	<b>80</b>	<b>89,518</b>

- NOTES:  
 1. HEATED SQUARE FOOTAGE IS MEASURED INTERIOR WALL TO INTERIOR WALL, NOT INCLUDING EXTERIOR WALL SQUARE FOOTAGE. INTERIOR WALLS ARE NOT INCLUDED, AND STAIRCASE AND ELEVATOR AREAS ARE ONLY COUNTED ONCE.  
 2. GROSS SQUARE FOOTAGE IS MEASURED EXTERIOR SHEATHING TO EXTERIOR SHEATHING AND INCLUDES EXTERIOR STORAGE, AND BREEZEWAYS.

#### SHEET INDEX

##### ARCHITECTURAL

- A0.00 COVER SHEET
- A1.30 ARCHITECTURAL SITE
- A1.70 AIR SEALING DETAILS
- A2.21 FIRST AND SECOND FLOOR PLANS
- A2.22 THIRD AND FOURTH FLOOR PLANS
- A2.51 ENLARGED PLANS AT MAIN ENTRY
- A2.52 ENLARGED COMMON AREAS
- A2.53 ENLARGED UNIT FLOOR PLANS
- A2.54 ENLARGED UNIT FLOOR PLANS
- A3.11 BUILDING ELEVATIONS
- A3.12 BUILDING ELEVATIONS
- A3.13 BUILDING ELEVATIONS

#### SITE DATA

- JURISDICTION:** CITY OF GREENVILLE NC (PITT COUNTY)  
 PARCEL 25485
- ZONING:** R-6
- PROPOSED USE:** SENIOR HOUSING (MULTI-FAMILY)
- SITE ACREAGES:** APPROX 7.3 ACRES (PHASE II)
- WATERSHED:** THIS SITE HAS A FEMA FLOODPLAIN ON IT, BUT DEVELOPMENT WILL NOT OCCUR WITHIN IT.
- DENSITY:** TOTAL TRACK ALLOWED 285 DU.  
 84 EXISTING UNITS IN PHASE I AND PROPOSED 80 UNITS IN PHASE II FOR A TOTAL OF 164 UNITS.
- BUILDING NOTES:** 4 STORY SENIOR HOUSING BUILDING  
 MAX BUILDING HEIGHT 35'-0" (HEIGHT MAY INCREASE 1' FOR EVERY 1' OF ADDITIONAL BUILDING SEPARATION)  
 ACTUAL BUILDING SEPARATION : 78'-0"  
 ACTUAL BUILDING MEAN HEIGHT 45'-6"
- PARKING CALCULATIONS:** PARKING REQUIRED:  
 1.5 SPACES PER UNIT / 1 BR = (49x1.5+) 74  
 2.0 SPACES PER UNIT / 2 BR = (31x2) 62  
 PARKING SPACES REQUIRED = 136 SPACES  
 PARKING SPACES PROVIDED = 136 SPACES  
 HC PARKING SPACES PROVIDED = 8 SPACES
- BUILDING TO COMPLY WITH:** N.C. STATE CODE  
 FAIR HOUSING ACT  
 AMERICAN WITH DISABILITIES ACT ADA  
 ENERGY STAR V.2.0
- NOTES:**  
 -EXISTING INFORMATION WAS OBTAINED BY CAROLINA PROJECT EQUITIES, LLC AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM GREENVILLE CITY GIS.  
 -RADON ZONE 3 SITE; RADON CONSTRUCTION NOT REQUIRED

## *Project Summary*

---

- **Project Targets Elderly/Senior Affordable Housing**
  
- **One, 4-Story Building with 80 Total Units:**
  - 49 - One Bedroom Units
  - 31 - Two Bedroom Units
  - 8 Units Designated for ADA Accessibility
  
- **ALL Unit Rents are *at or below* the 60% Area Median Income (AMI)**
  - 40% (32 Units) are at or below the 50% AMI
  - 20% (16 Units) are at or below the 40% AMI
  
- **Construction Features /Amenities:**
  - Low maintenance
  - Safety - *Sprinklers Throughout Each Floor of the Building*
  - Energy Efficient – *Appliances & HVAC*

- **Project Amenities:** *Project Summary*
- Covered Drive-Thru Porte Cochere at Main Entry
  - Outdoor Activity Areas , Gazebo, & Natural Wooded Buffer Areas
  - Community Rooms & Common Areas
    - *Balcony Terraces*
    - *Fitness Room*
    - *Multi-Purpose Room with Kitchen*
    - *Card/Game Room*
    - *Management Office in Main Lobby*
    - *Computer Center*
    - *Mailboxes within the Building*
    - *Resident Storage Lockers*
    - *Laundry Room*
  - **Resident Programs & Supportive Services**
  - **Close Proximity to Numerous Surrounding Off-Site Amenities:**
    - *Schools*
    - *Shopping*
    - *Parks*
    - *Public Transportation*
    - *Medical Facilities*
    - *Restaurants*
    - *Retail*
-

# WINSLOW POINTE – PHASE II

## *Architectural Rendering*



*Find yourself in good company*

# Applicant

Taft Family Offices

# Regency Park Apartments



TAFT DEVELOPMENT GROUP

**Presentation to the Affordable Housing Loan Committee  
for Multi-Family Rental Unit Development**

**February 11, 2015**

# Regency Park Apartments Summary

- **Project Targets Family Affordable Housing**
- 5 buildings total
  - Two 2-story buildings
  - Two 3-story buildings
  - One community center with exercise room, computer lab and multi-purpose room
- 54 two-bedroom units at 988 square feet with rents ranging from \$397-\$600
- 26 three-bedroom units at 1,128 square feet with rents ranging from \$454-\$675
- Residents may earn no more than 60% of the area median income



# Regency Park Apartments Summary

- 80 units for families making less than 60% of the Area Median Income
- 10.13 acres located at approximately 501 Regency Blvd.
- Total projected development cost: \$9,500,092
- Anticipated tax credit equity from NCHFA: \$7,120,167



# Site Location



# Amenities



# REGENCY PARK APARTMENTS

GREENVILLE, NC

1-13-2015



**SITE INFORMATION:**

SITE: 10.13 ACRES  
 DENSITY: 7.89 UNITS/ACRES  
 BUILDINGS: (1) 1 STORY CLUBHOUSE  
 (2) 2-STORY APARTMENT BUILDINGS  
 (2) 3-STORY APARTMENT BUILDINGS  
 SPRINKLERS: 13R  
 PARKING SPACES: 180 PROVIDED @ 2 PER UNIT

**UNIT INFORMATION:**

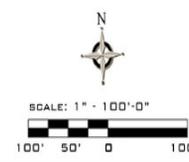
UNIT MIX	SPCS/UNIT	PKG. REQ.
2-BR (B UNITS) = 54	2.0	108
3-BR (C UNITS) = 26	2.0	52
<b>TOTAL = 80 UNITS</b>		<b>160</b>

**REQUIRED SITE AMENITIES:**

- A PLAYGROUND - (W/ MIN. 1 BENCH)
- B MULTI-PURPOSE ROOM (MIN. 250 SQ.FT.)
- C COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

**ADDITIONAL AMENITIES:**

- D OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E EXERCISE ROOM - (W/ NEW EQUIPMENT)
- F RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



NO. OF UNITS	
NO. OF PARKING SPACES	
NO. OF STORIES	
NO. OF BUILDINGS	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3529 404-773-2800  
 REGENCY PARK APARTMENTS  
 GREENVILLE, NC



# Architectural Elevations



---

# Staff Recommendation

Staff recommends that a commitment of \$150,000 be made to the successful proposal that receives a tax credit award from the NCHFA.

In the unforeseeable event that both projects are awarded tax credits, the \$150,000 award of HOME funds by the city will be divided in half such that each development receives \$75,000. A letter shall be provided to both developers noting the same.

**Item 4:** Approval to submit a Neighborhood Revitalization Strategy Area (NRSA) Application to the U.S. Department of Housing and Urban Development

# Proposed West Greenville Neighborhood Revitalization Strategy Area (NRSA)



*Find yourself in good company*

---

# Proposed West Greenville NRSA

- What is an NRSA and why Should an NRSA be established?
- An area designated by a local government for the purposes of having greater latitude in using CDBG funds
  - Over the past 10 years, the City has made a large investment in the West Greenville area.

---

# Requirements

- The area must be contiguous; no checkerboard areas across the community (**Part of 1.0, 7.01, and 7.02**)
- The area must be primarily residential (**84%**)
- The area must contain a high percentage of Low-to-Moderate households.
  - **70% of the Total Population** (or)
  - Upper quartile percentage- If upper quartile is greater than 51% but less than 70% in total population

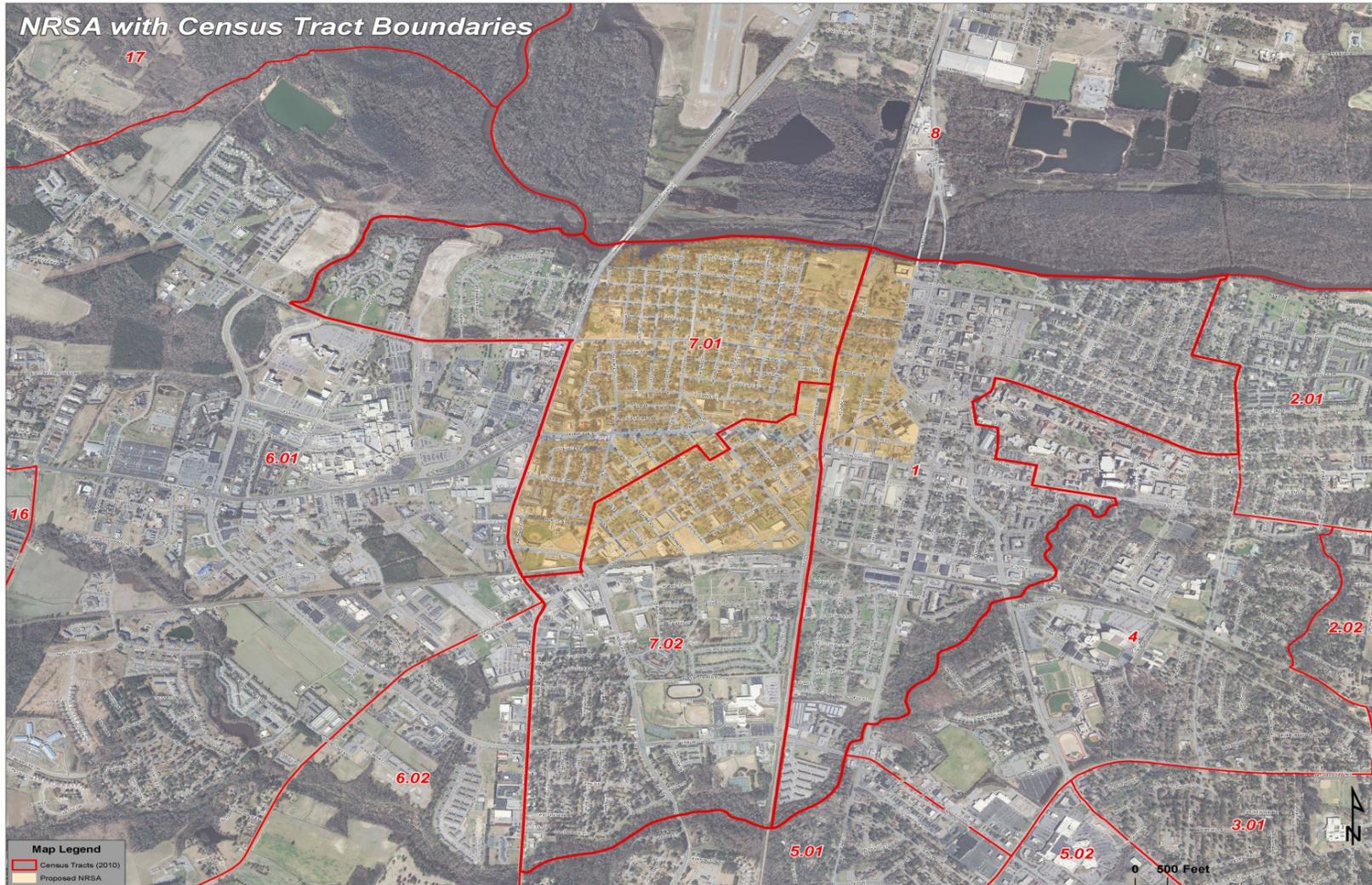
---

# Low-Moderate Income Residents

- Census tract 1 contains 1,946 total households
  - 78% of which are Low-Moderate income
- Census tract 7.01 contains 1,782 total households
  - 77% of which are Low-Moderate Income
- Census tract 7.02 contains 1,001 total households
  - 73% of which are Low-Moderate income

These figures reflect all households earning < \$35k a year.  
- 80% AMI in Greenville is \$44,150 for a family of 4.

# Proposed NRSA and Census Tracts



*Find yourself in good company*

# Proposed NRSA and Redevelopment Area Boundaries



*Find yourself in good company*

---

# Demographic Information

In the West Greenville NRSA the area is predominantly Black/African American

- 84.9% Black/African American
- 11.5% White
- 3.0% Hispanic

These individuals make up the total 3,390 population of the entire NRSA Region.

---

# Relevant data on the NRSA

- Elderly Population
  - 7.01-24.6%
  - 7.02-38.3%
  - 1-29.9%

An area designated by a local government for the purposes of having greater flexibility when using CDBG funds
- Median Household Income
  - 7.01-\$18,856
  - 7.02-\$25,092
  - 1-\$15,229
- Unemployment Rate
  - 7.01-14.5%
  - 7.02-16.2%
  - 1- 9.3%

---

Goal of the program is to allow funds to be used in a manner that will ultimately eliminate or reduce the factors that concentrate poverty in one geographic area of the city. Program allows projects that will benefit the entire area to receive funding.

-HUD now encourages entitlements to look at communities to take a concentrated approach to community improvement and revitalization -Expands the potential for future funding from HUD

- Aggregation of Housing
  - Allows for use of housing funds for mixed incomes as long as 51% of funds expended benefit LMI households
- Public Benefit Exemption
  - Services carried out in an NRSA are exempt from the public benefit standard on how much money can be spent. Reduces record keeping requirements

- Public Service Cap exemption
  - Local governments can give subrecipients more funds for the services they provide within the NRSA
- Job Creation/Retention
  - Job creation viewed as a benefit to the area as a whole instead of the specific business therefore tracking and reporting of individuals in jobs created is reduced.

- **Jan 20<sup>th</sup>, 2015-** Open House-City Hall 6pm
- **Jan 27<sup>th</sup>, 2015-** Community Meeting-Carver Library 6pm
- **Feb 4<sup>th</sup>, 2015-** 2<sup>nd</sup> Community Meeting- Sheppard Library 6pm
- **March 3<sup>rd</sup>, 2015-** RDC Meeting
- **March 11<sup>th</sup>, 2015-** AHLC Meeting
- **March 19<sup>th</sup>, 2015-** Submit to City Council

# **Item 8a:** TIGER Grant Application: Urban Multimodal Transportation Network

# What is TIGER?

- Transportation Investment Generating Economic Recovery (TIGER)
- U.S. DOT Discretionary Grant Program
- \$500 million is available for 2015
- Can be spent on all primary modes of transportation



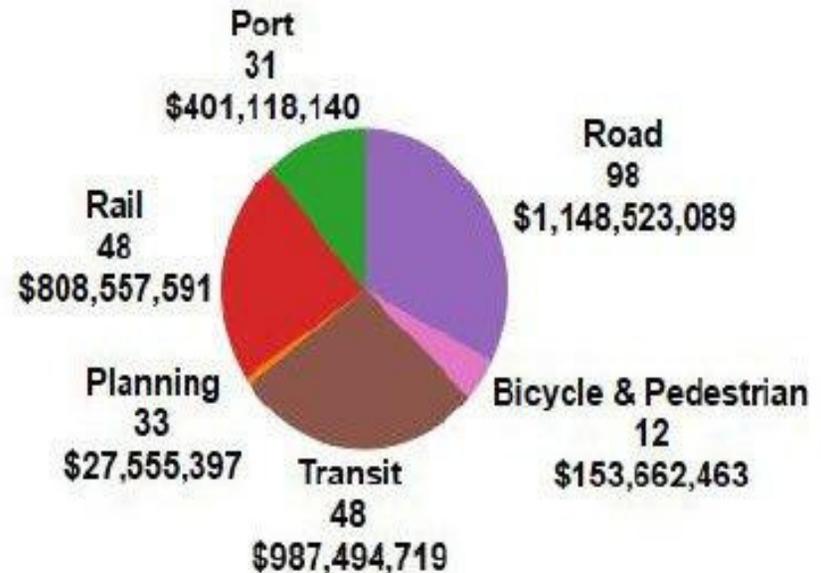
# The Program Takes a Broad View

- Federal Partnership for Sustainability
  - Includes EPA and HUD
  - Livability Principles and Ladders of Opportunity are key
- Project selection criteria go beyond transportation
  - Economic development and opportunity
  - Environmental and quality of life benefits



# The Program is Competitive

- 72 out of 796 applications awarded money last year
- The total ask of all applicants was \$9.5 billion
  - 15 times the \$600 million set aside for the program
- Average award for projects has been \$14.5 million

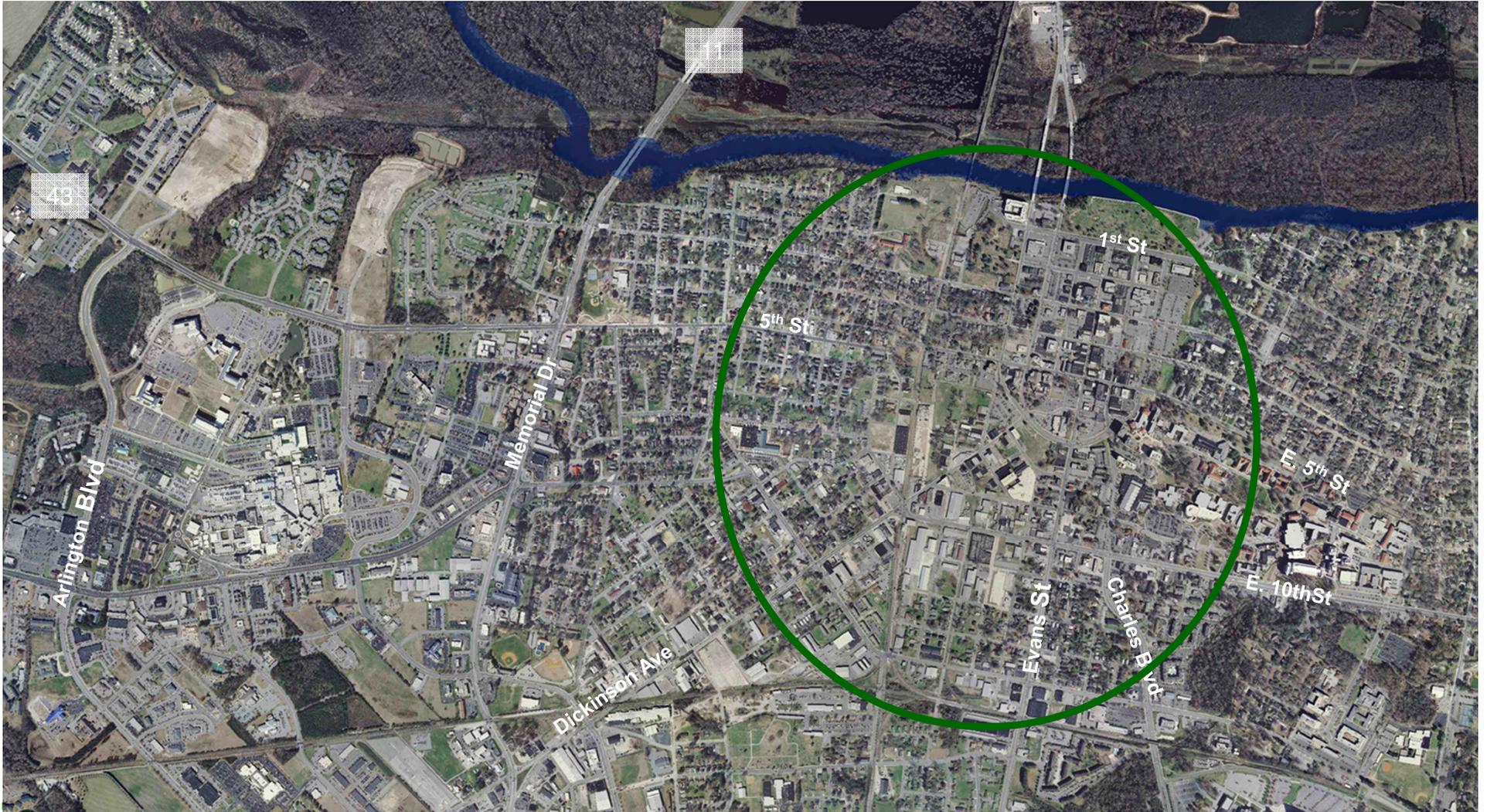


# There are Local Expectations

- Matching funds
  - Can come from various sources
  - 20% non-federal match was required last year for urban areas
- Project readiness
  - Must commence within a time certain of award
- Partnerships
  - State and local agency coordination

# Grant Application Schedule

- Notice of Funding Availability is expected in March
- Eight weeks from release of NOFA is the anticipated deadline
- Estimated due date is late April or early May
- City Council consideration:
  - March 16 – budget & bond discussion
  - April 6 – consider grant submission



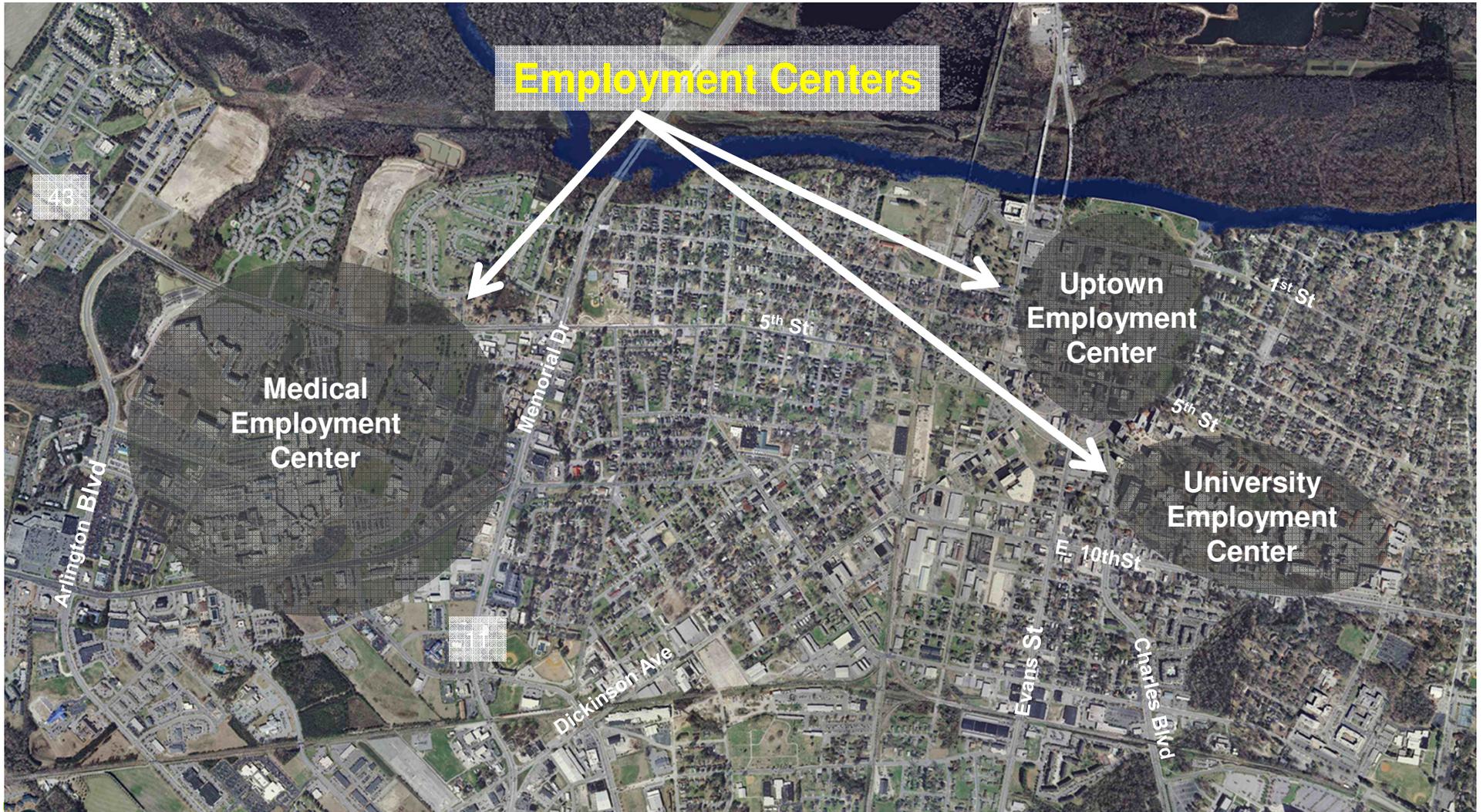
*Find yourself in good company*

# Fragmented Urban Core

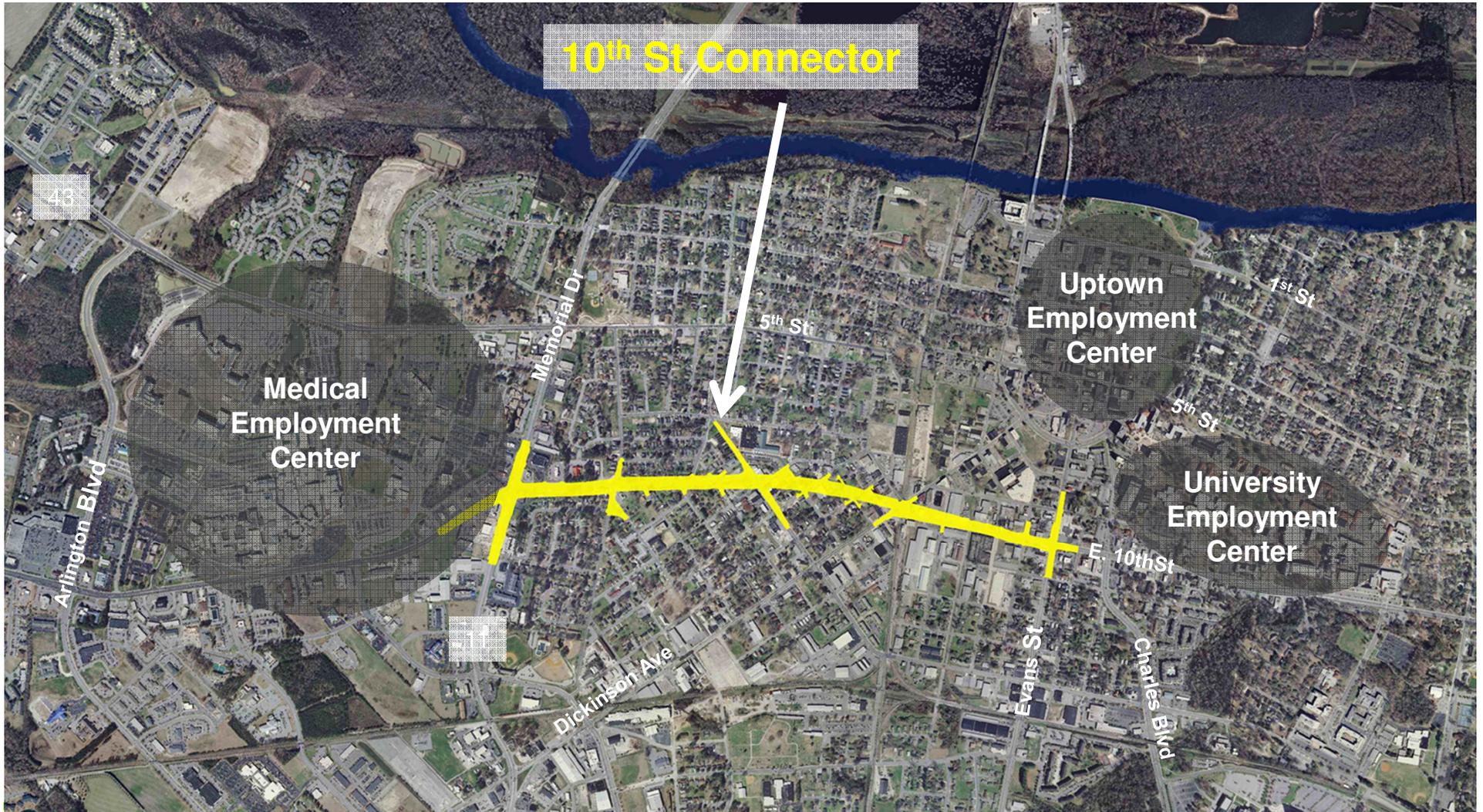


---

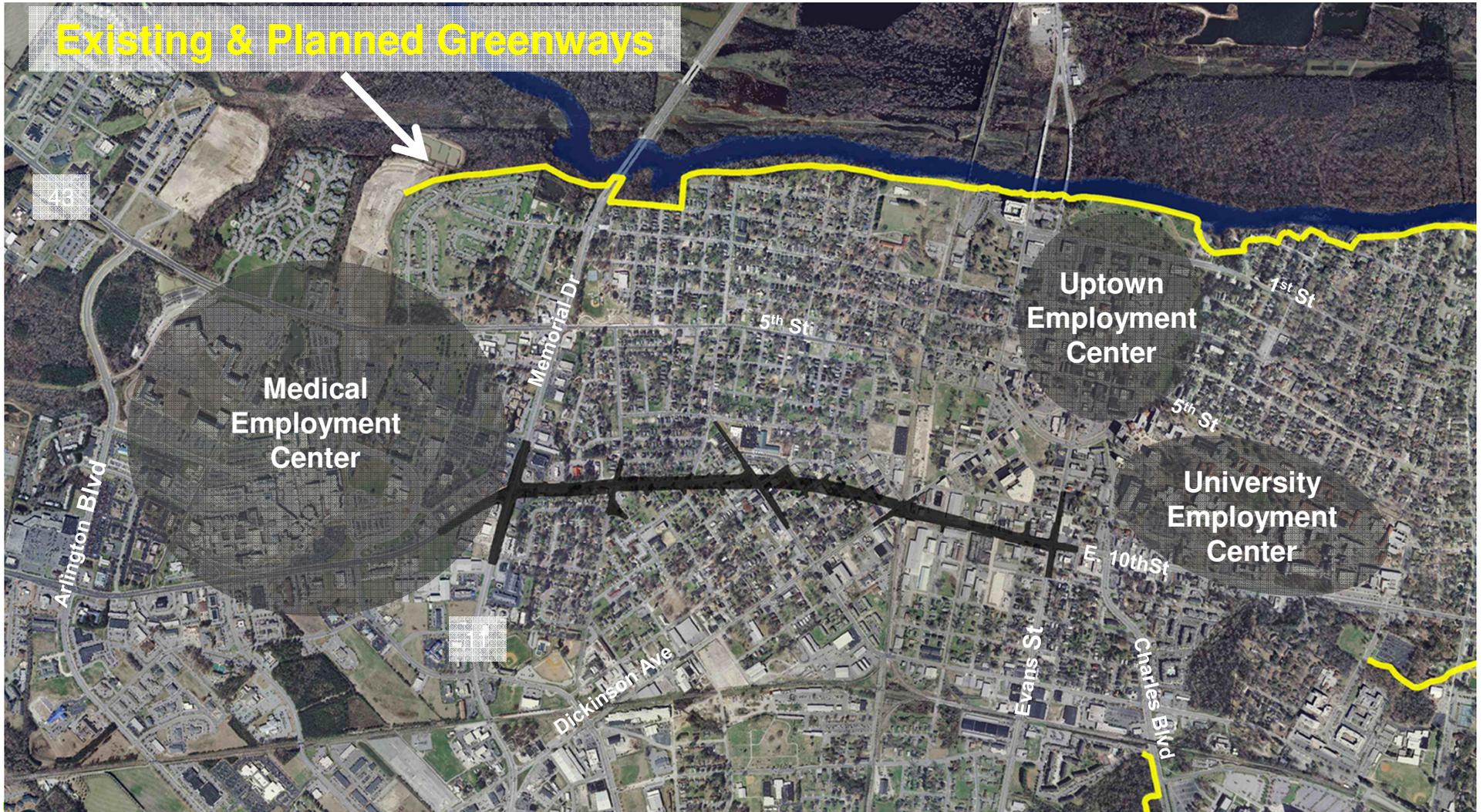
*Find yourself in good company*



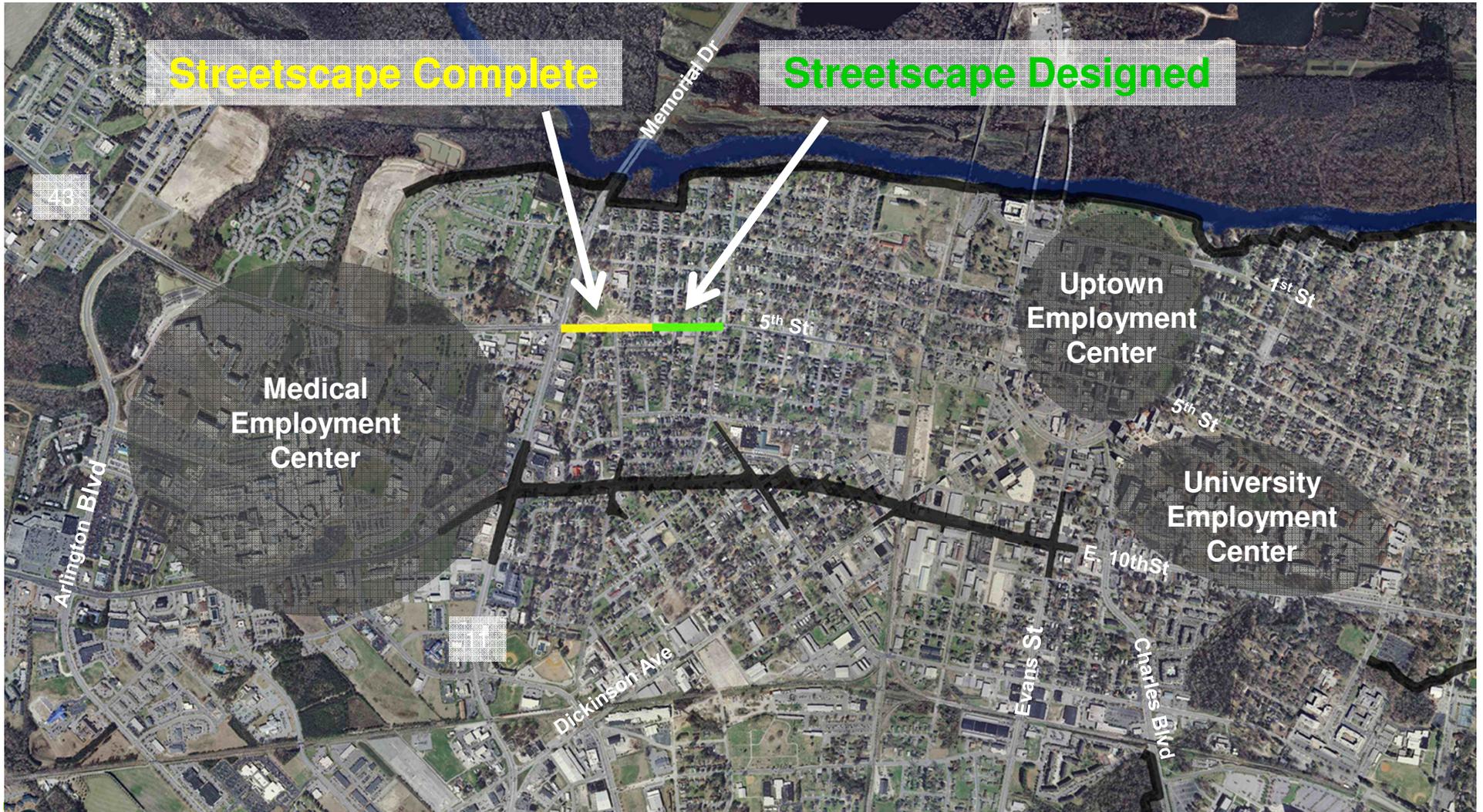
*Find yourself in good company*



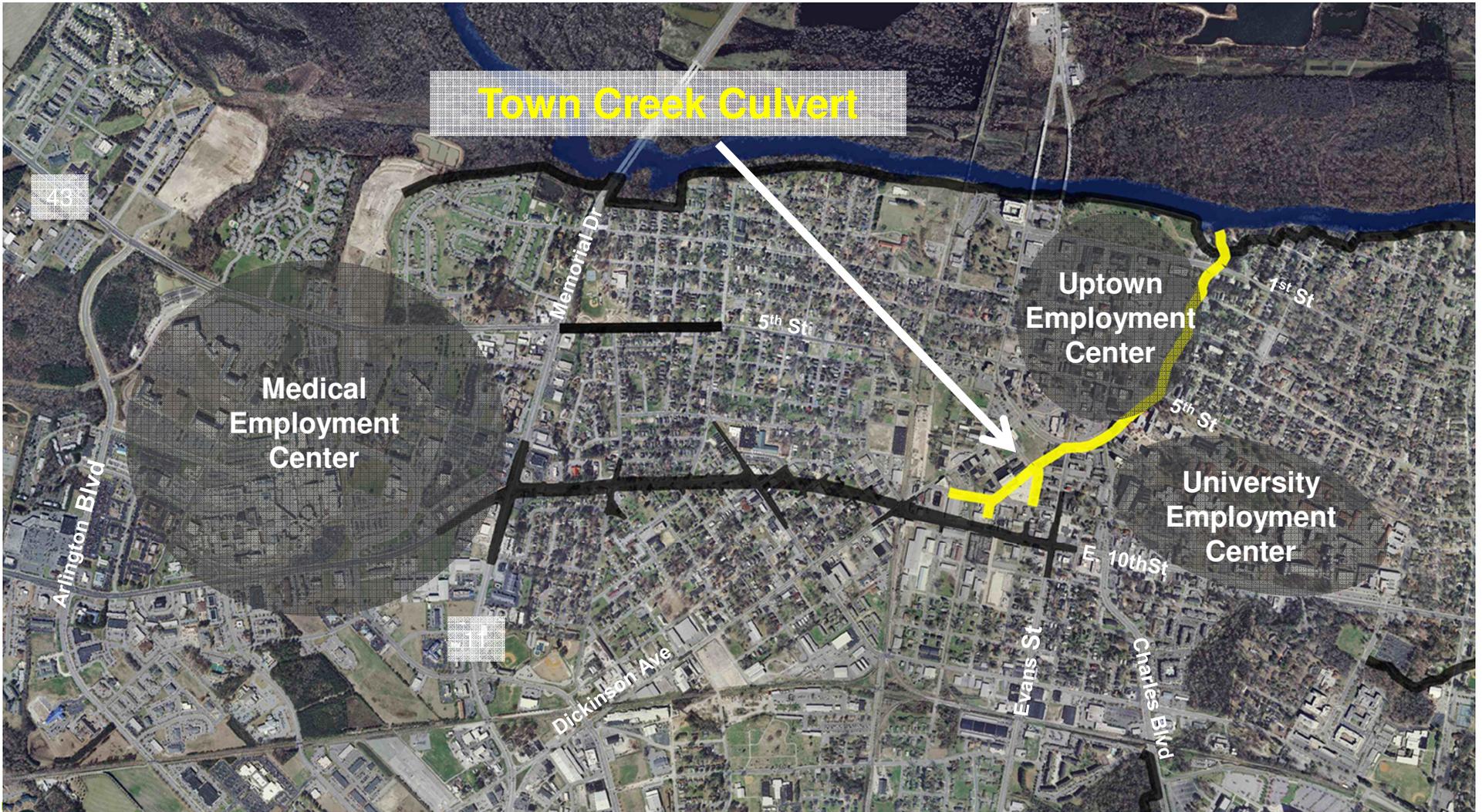
*Find yourself in good company*



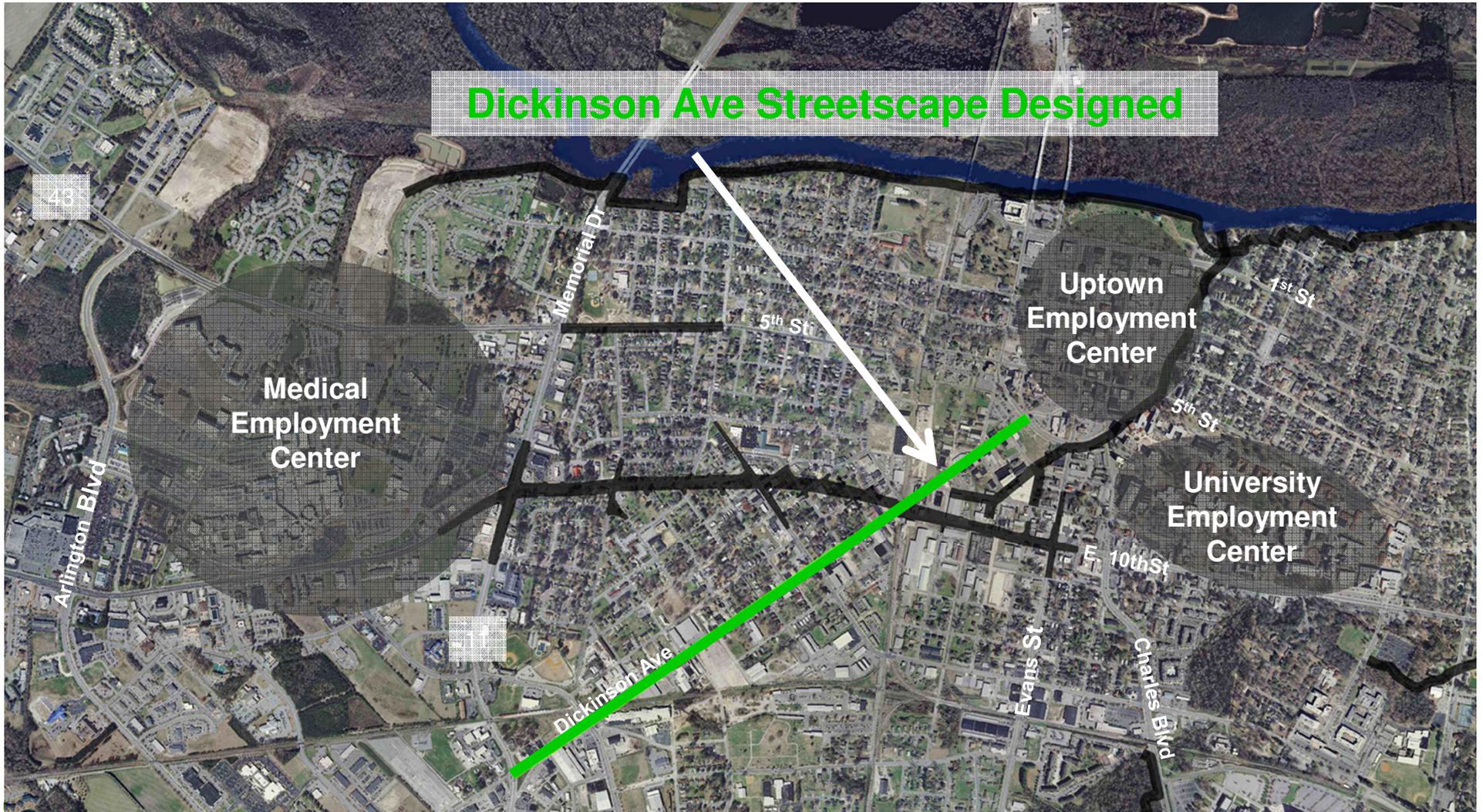
*Find yourself in good company*



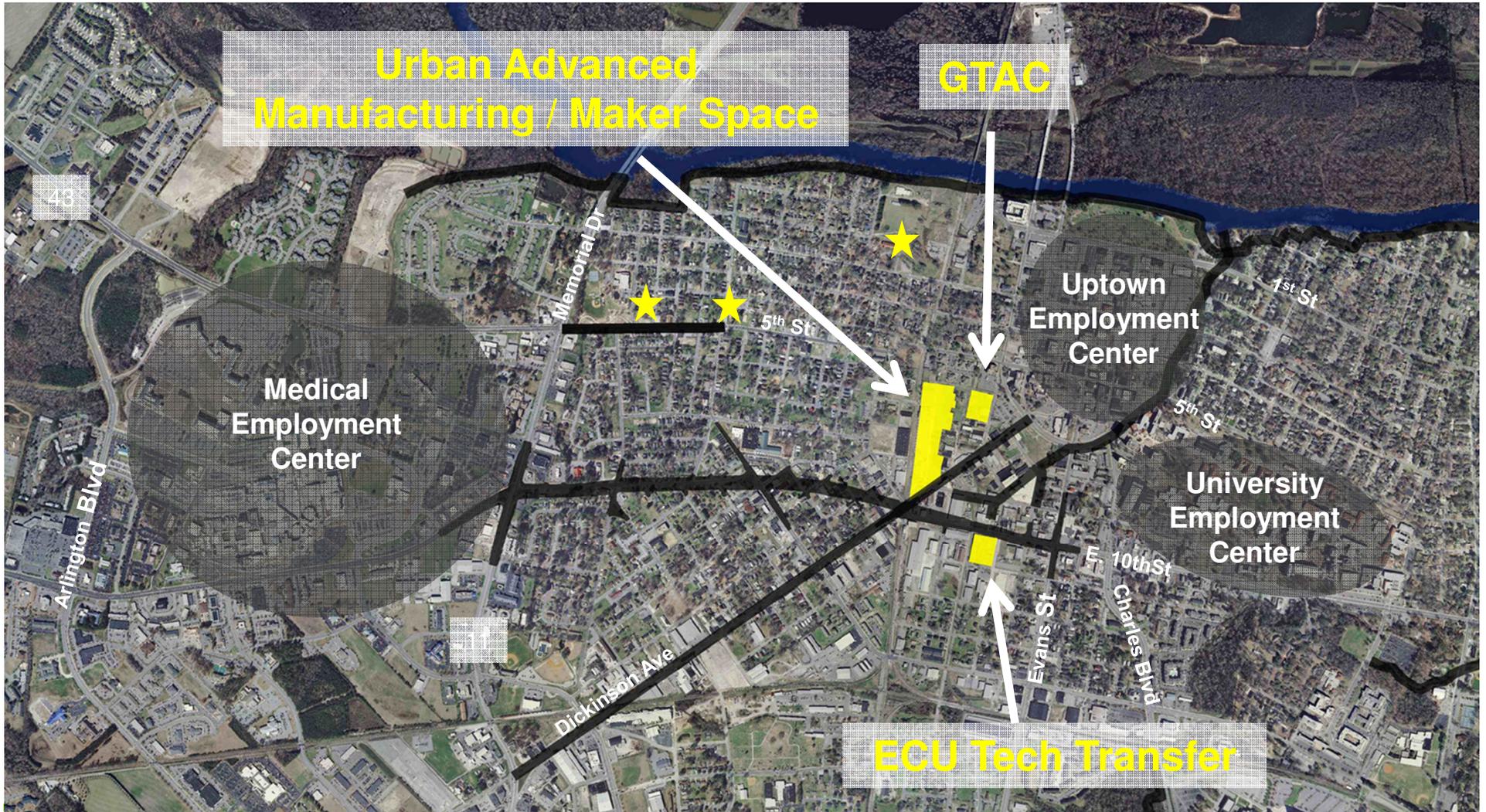
*Find yourself in good company*



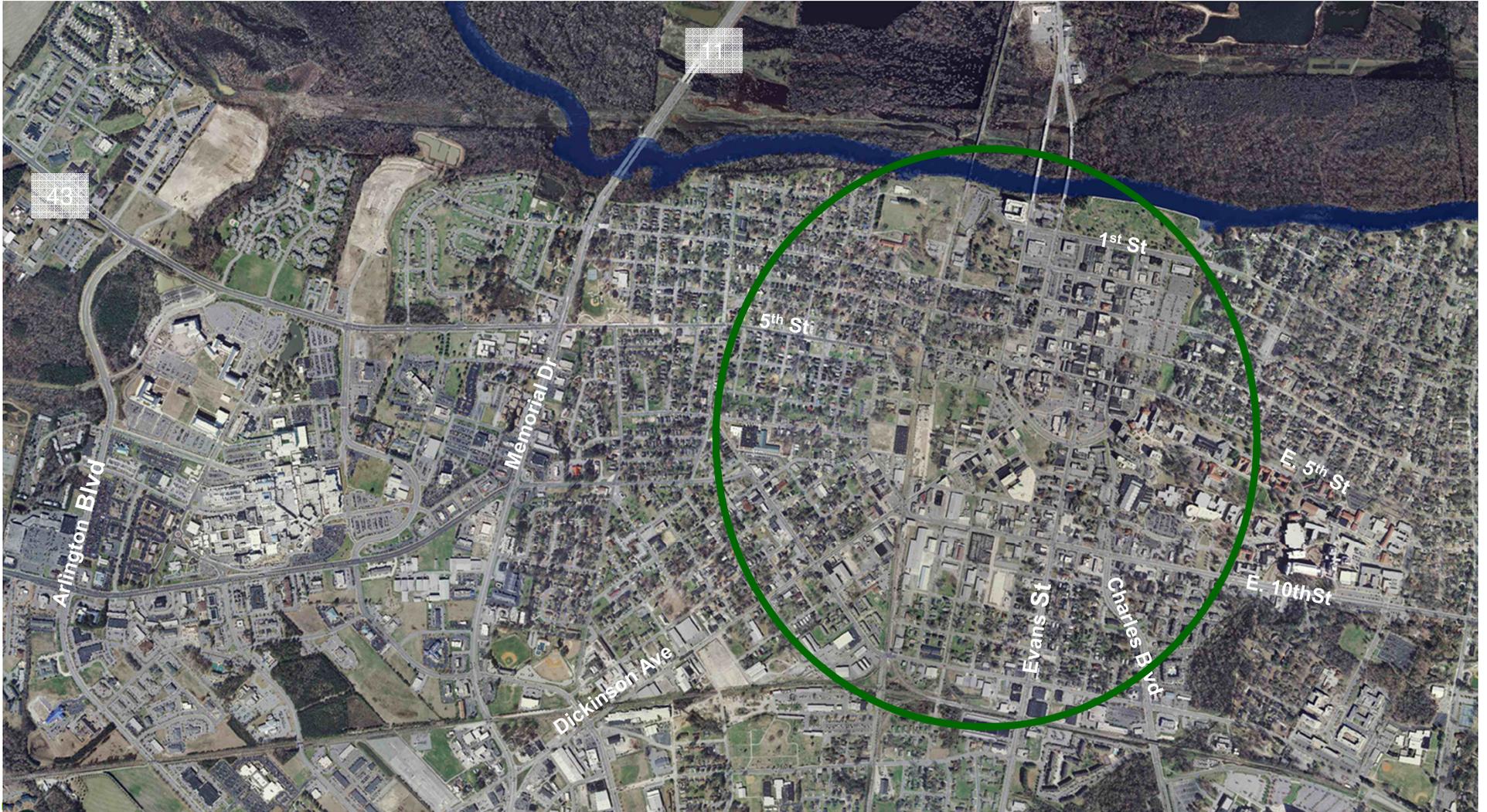
*Find yourself in good company*



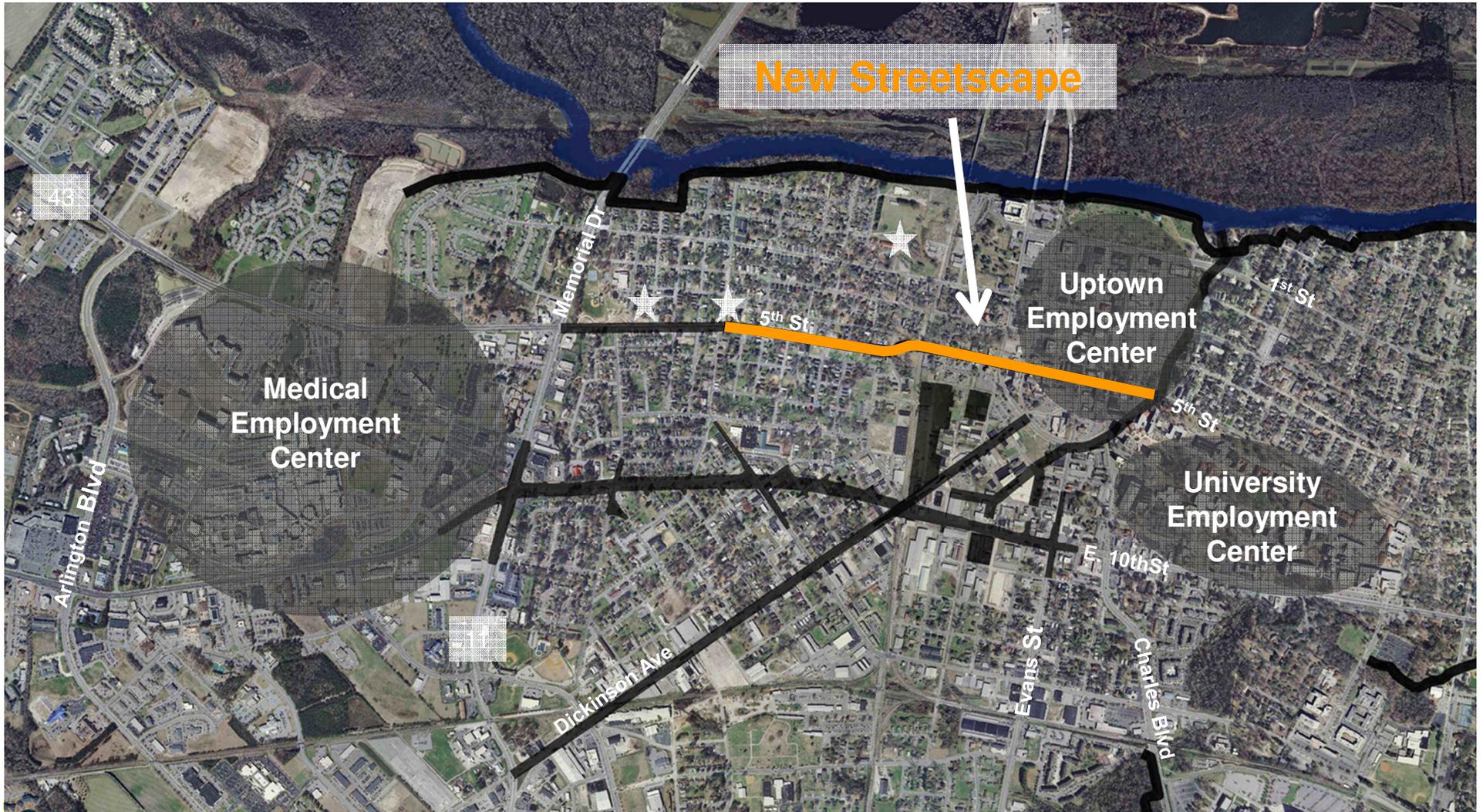
*Find yourself in good company*



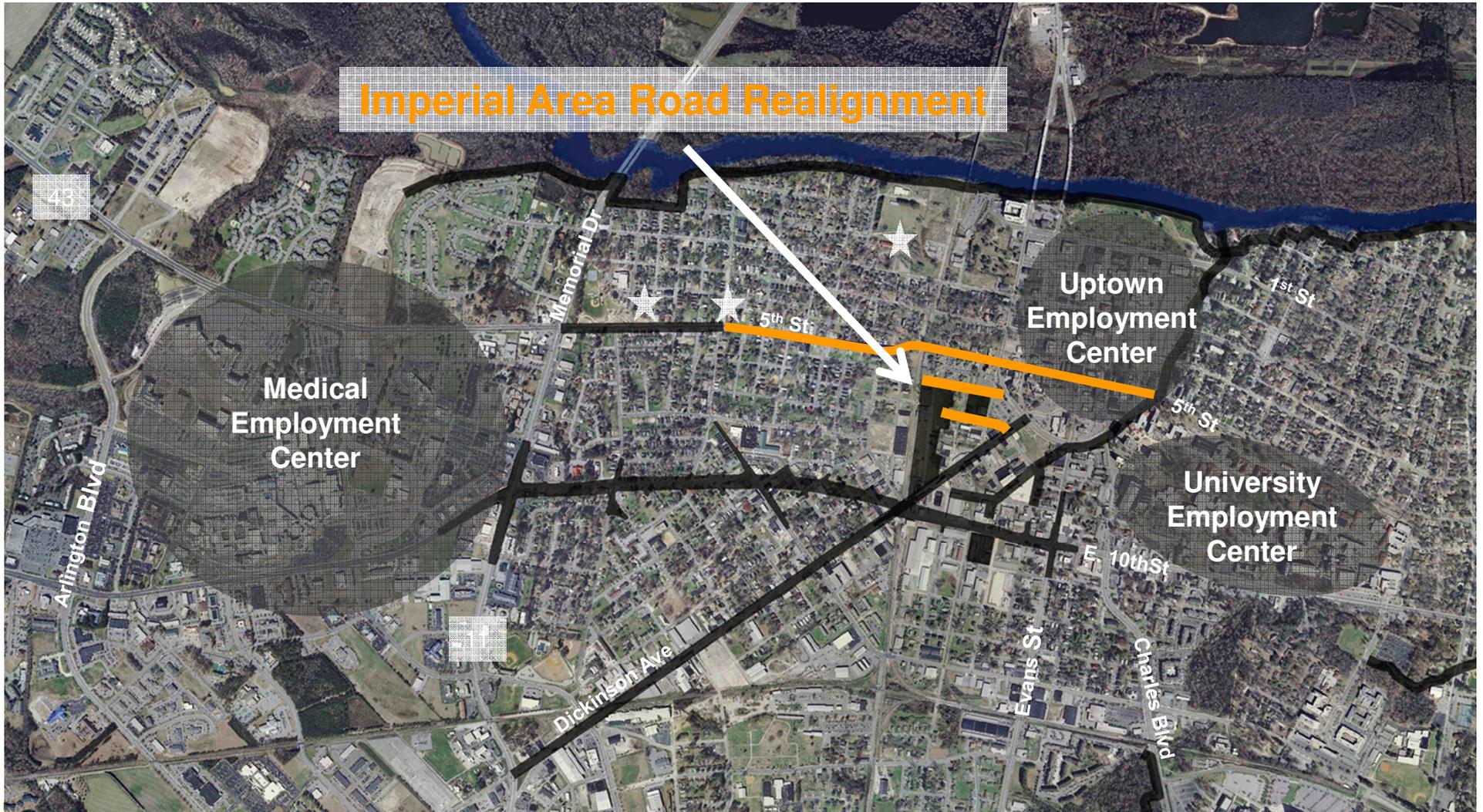
*Find yourself in good company*



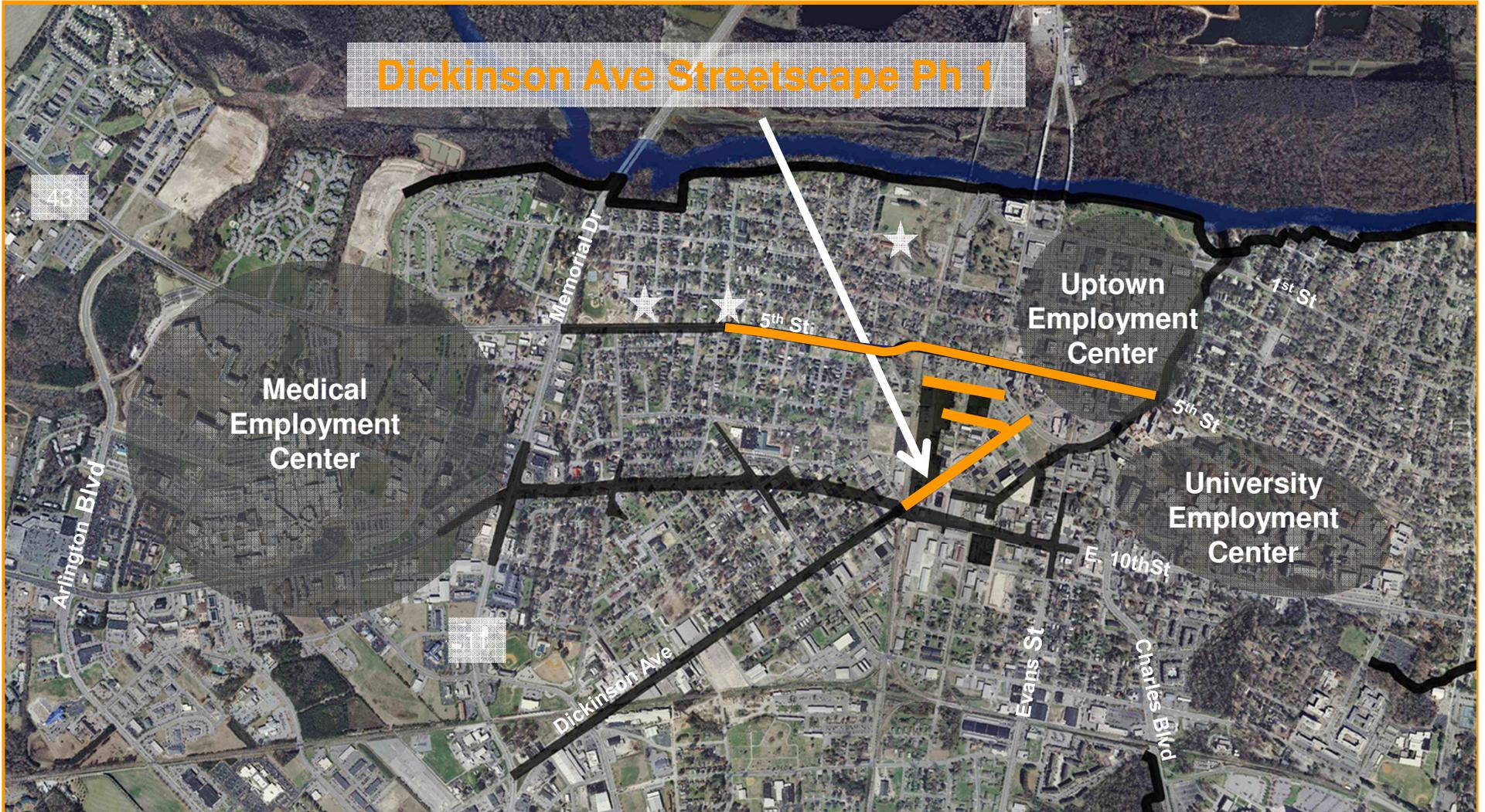
*Find yourself in good company*



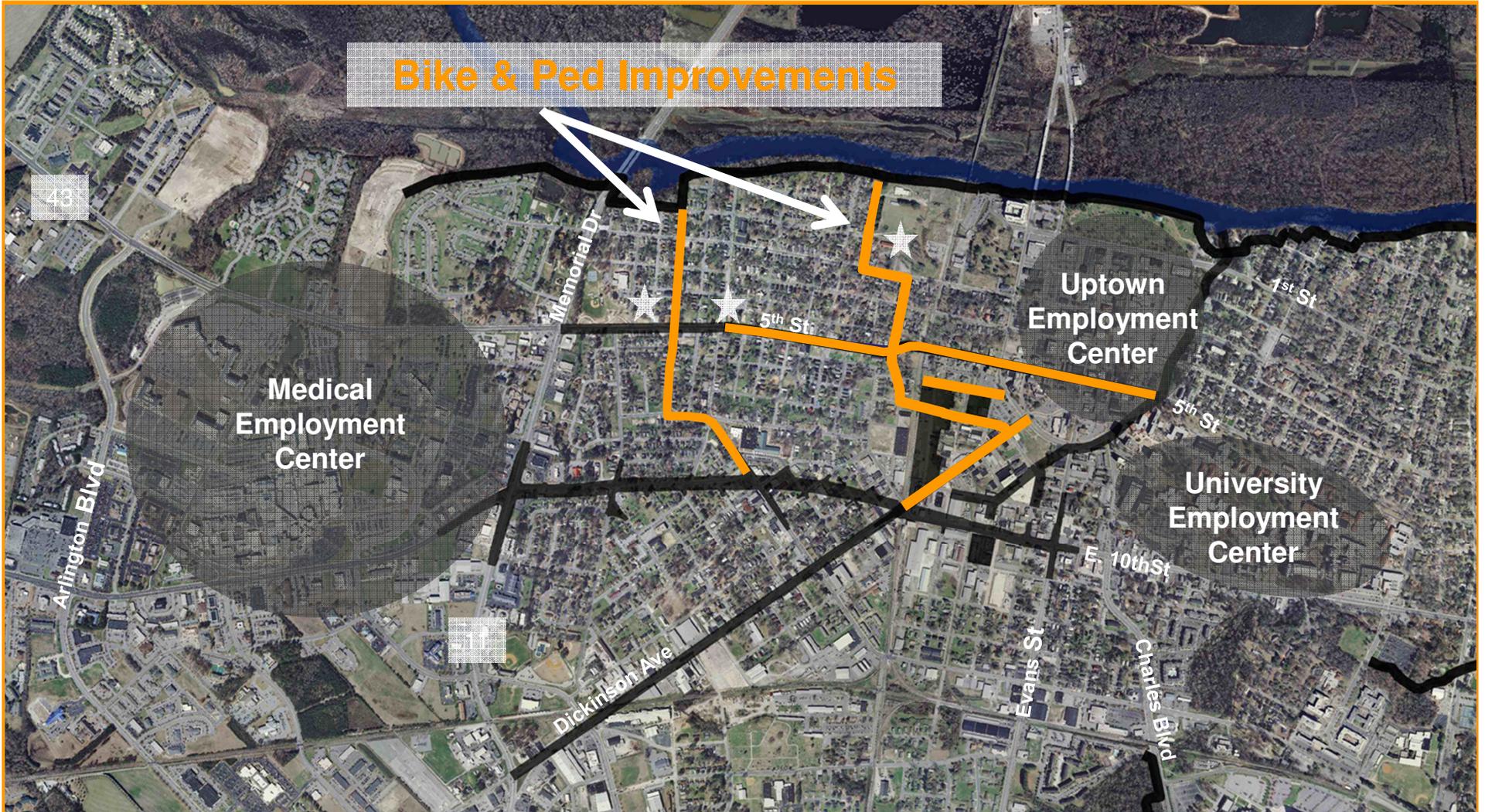
*Find yourself in good company*



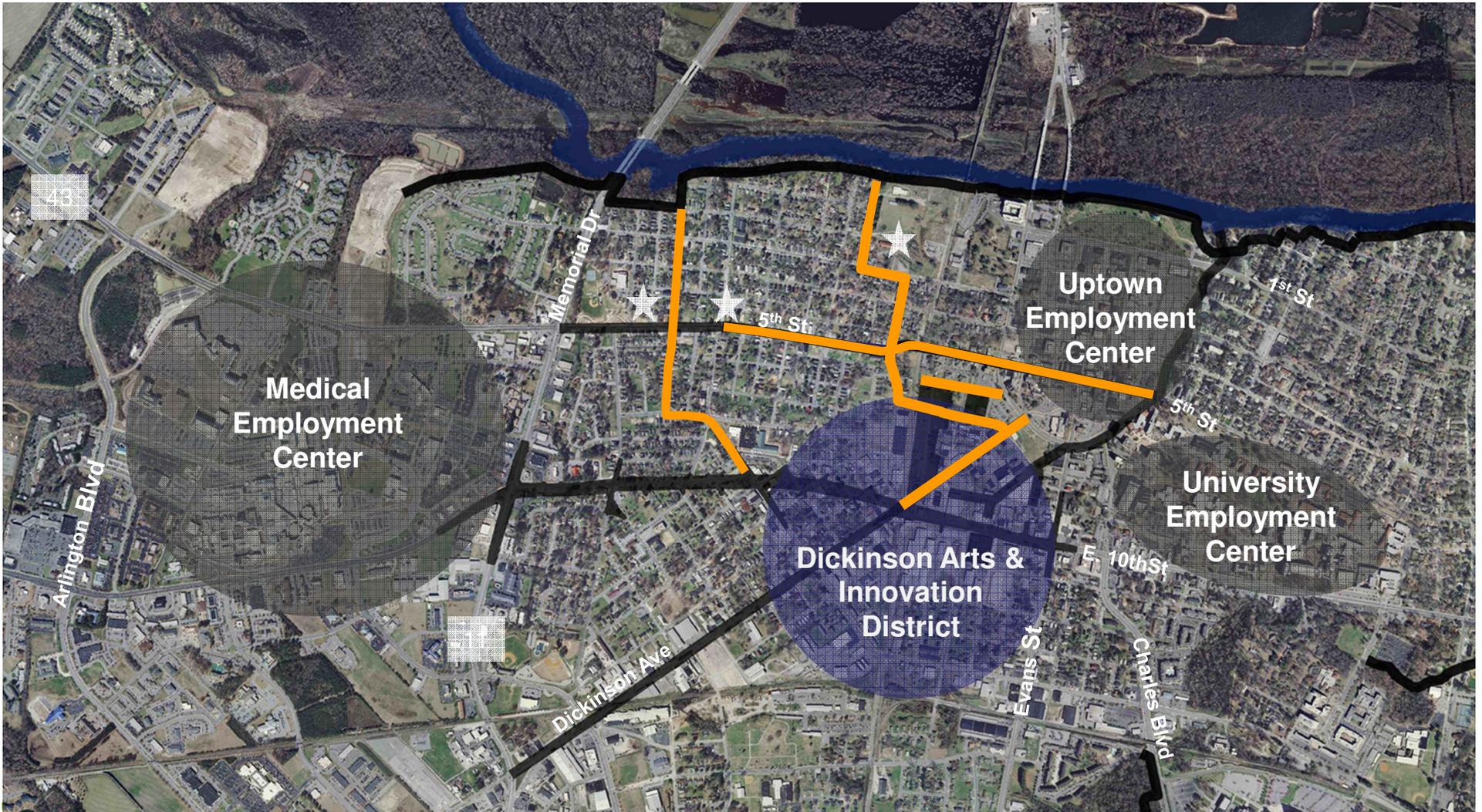
*Find yourself in good company*



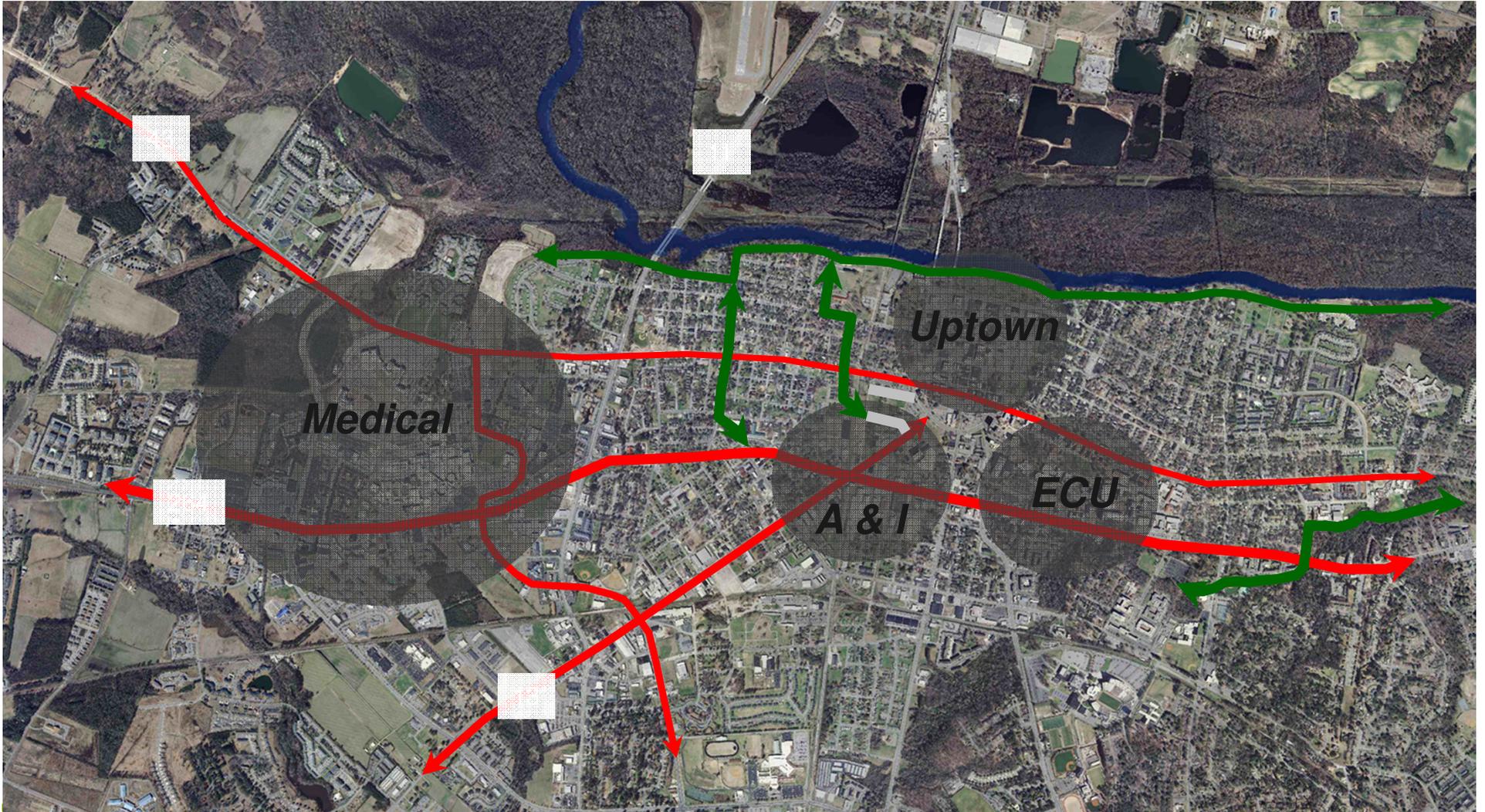
*Find yourself in good company*



*Find yourself in good company*



*Find yourself in good company*



*Find yourself in good company*

	Local	TIGER	TOTAL
<b>Dickinson Corridor Multimodal Network</b>			
GTAC	\$1,600,000	\$0	\$1,600,000
10th Street Connector	\$7,750,000	\$0	\$7,750,000
Stormwater (Town Creek Culvert)	\$10,000,000	\$0	\$10,000,000
Road realignment around GTAC (8th & Bonners)	\$142,000	\$420,000	\$562,000
5 <sup>th</sup> Street Streetscape	\$2,000,000	\$8,800,000	\$10,800,000
Dickinson Avenue Phase I	\$600,000	\$2,400,000	\$3,000,000
PED & bike extension 1	\$200,000	\$800,000	\$1,000,000
PED & bike extension 2	\$200,000	\$800,000	\$1,000,000
<b>TOTAL</b>	<b>\$3,000,000</b>	<b>\$12,800,000</b>	<b>\$15,800,000</b>
<b>Match percentage</b>	<b>TBD</b>		

## Staff Recommendation:

Authorize staff to draft a 2015 TIGER grant application proposal based on availability of matching funds which would be presented to City Council in April of 2015, prior to submission.

# **Item 8:** Proposed Bond Referendum Projects

---

# Potential Bond Projects

Option A:	\$19.950M (3.4¢)
Option B:	\$13.800M (2¢)
Option C:	\$13.850M (2¢)

---

# Potential Bond Projects

## Option A – Planning Retreat

Street Light Improvements	\$ 2,000,000
Street Improvements	\$10,000,000
Sidewalk Improvements	\$ 2,100,000
10 <sup>th</sup> Street Connector	\$ 1,750,000
(Including Evans Street Gateway)	
Eastside Greenway Improvements	\$ 2,000,000
Phase II W. Fifth Street Corridor	<u>\$ 1,950,000</u>
Total Estimated Project Costs	\$19,800,000

---

# Potential Bond Projects Option A (cont'd.)

Total Estimated Project Costs	\$19,800,000
Estimated Bond Issuance Costs	<u>\$ 150,000</u>
	\$19,950,000

---

# Proposed Financing Option A

Loan Amount	\$17,335,000
Level Principal Payment and Declining Interest	
Projected Interest Rate in 2016	3.92%
Total Proceeds	\$20,042,000
Less Cost of Issuance	\$ 150,800
Less Cost of Underwriter's Discount	\$ 86,700
Amount Available for Project Costs	\$19,804,500
1 <sup>st</sup> Debt Service Payment (estimated)	\$ 2,037,000

---

# Projected Tax Rate to Cover Debt Service – Option A

Projected FY16 Property&Vehicle Tax Values    \$6,144,800,000  
1¢ On Property Tax Would Generate            \$            605,700  
(Based on Collection Rate of 98.57%)

\$2,037,000 debt service payment would require a tax  
rate of 3.4¢

---

# Potential Bond Projects Option B

Street Improvements		\$ 8,000,000*
Sidewalk Improvements		\$ 2,100,000**
10th Street Connector		\$ 1,750,000
Phase II W. 5 <sup>th</sup> Street Corridor	<b>OR</b>	\$ 1,950,000
Eastside Greenway		<u>\$ 2,000,000</u>
<i>Approximate</i> Total		\$13,800,000

\*May be modified to include \$600K for Dickinson funding (State/TIGER funding)

\*\*May be modified to include pedestrian/bicycle improvements (TIGER funding)

---

# Potential Bond Projects Option C

Street Improvements	\$10,000,000*
Sidewalk Improvements	\$ 2,100,000**
10th Street Connector	<u>\$ 1,750,000</u>
Total Project Costs	\$13,850,000

\*May be modified to include \$600K for Dickinson funding (State/TIGER funding)

\*\*May be modified to include pedestrian/bicycle improvements (TIGER funding)

---

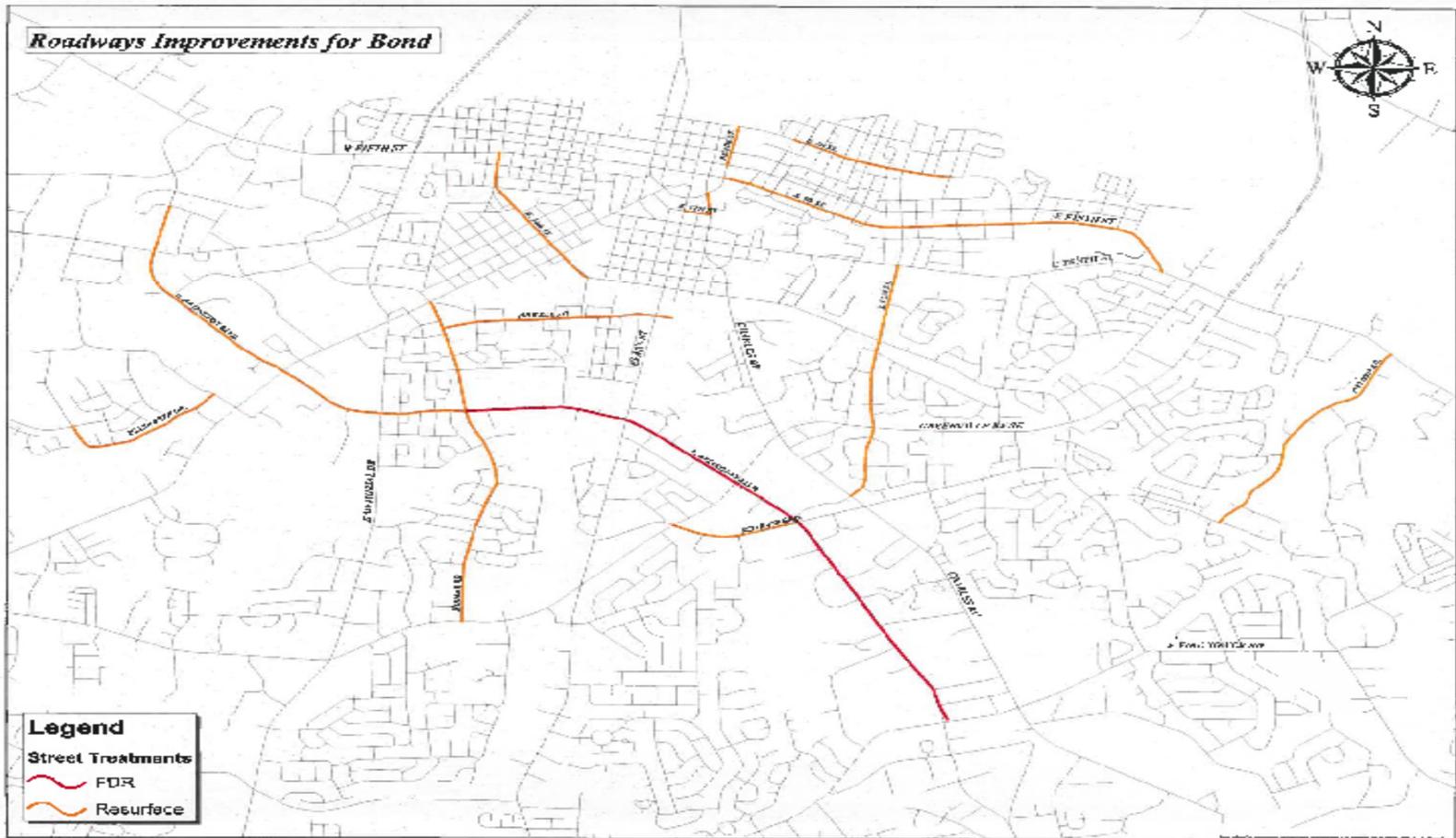
# Proposed Street Improvements – Option B/C

Streets Listed by Priority:

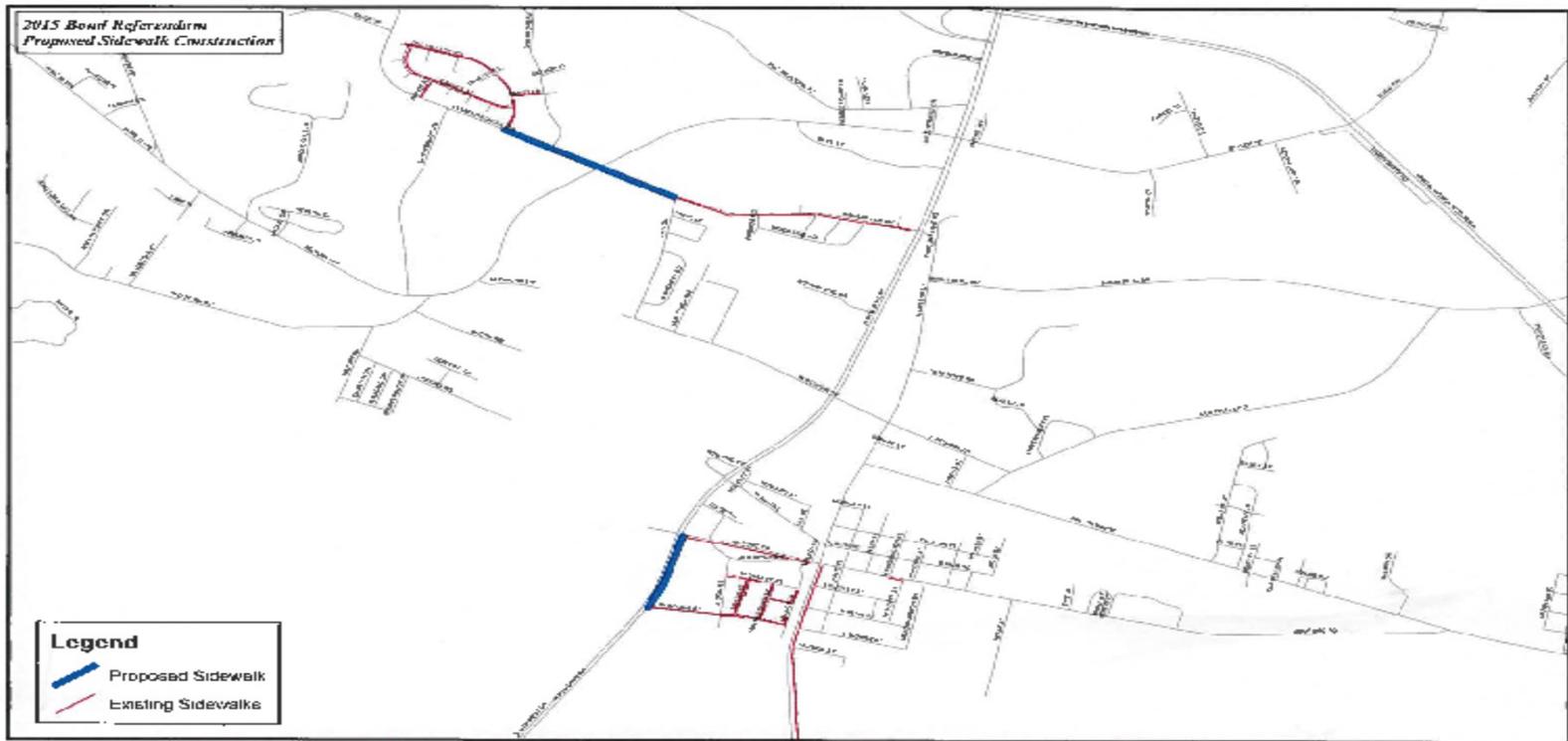
1. Arlington (Estimated Cost of \$5-6 Million All Sections)
2. Red Banks Road
3. Hooker Road
4. S. Elm Street
5. E. 1<sup>st</sup> Street
6. W. 14<sup>th</sup> Street
7. E. 5<sup>th</sup> Street
8. Howell Street
9. Ellsworth Drive
10. Oxford Road
11. Reade Street
12. E. 8<sup>th</sup> Street
13. Cotanche Street

(Modification includes \$600K for Dickinson)

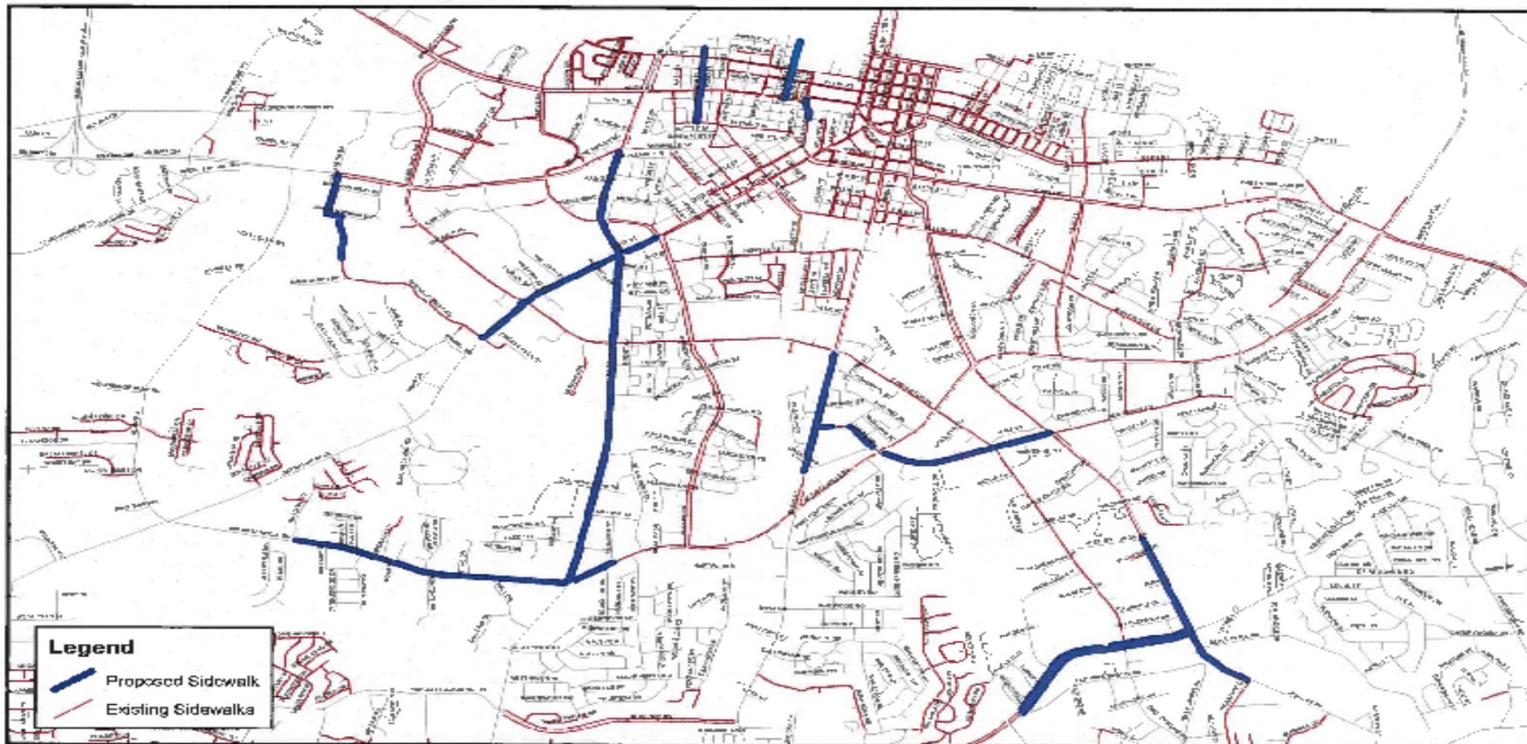
# Streets Map



# Sidewalks Map 1



# Sidewalks Map 2



---

# Proposed Financing Option B/C

Loan Amount	\$12,115,000
Level Principal Payment and Declining Interest	
Projected Interest Rate in 2016	3.97%
Total Loan Proceeds	\$14,007,000
Less Cost of Issuance	\$ 144,800
Less Underwriter's Discount	\$ 60,600
Amount Available for Project Costs	\$13,801,600
1 <sup>st</sup> Debt Service Payment	\$ 1,425,600

---

# Projected Tax Rate to Cover Debt Service – Option B/C

Projected FY16 Property&Vehicle Tax Values \$6,144,800,000

1¢ On Property Tax Would Generate \$ 605,700

(Based on Collection Rate of 98.57%)

2¢ Tax Rate would generate revenue of \$ 1,211,000

---

# Projected Tax Rate Option B/C (cont'd.)

1 <sup>st</sup> Year Shortfall	*\$214,000
2 <sup>nd</sup> Year Shortfall	\$ 36,000
3 <sup>rd</sup> Year Shortfall	<u>\$ 13,000</u>
Total Shortfall for first 3 Years of Debt Service	\$263,000

\*May be able to spread over two budget years (FY16 and FY17) depending on timing, or use General Fund – Fund Balance.

# General Obligation Referendum

## 8 - Months Preparation April – August 2015

<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>
<ul style="list-style-type: none"> <li>•Meet Financial Advisors</li> <li>•Final GO Project List</li> <li>•Pre-Application Call w/ LGC</li> <li>•Community Support Committee</li> </ul>	<ul style="list-style-type: none"> <li>•Findings Resolution</li> <li>•Publish Notice of Intent</li> <li>•LGC Application</li> </ul>	<ul style="list-style-type: none"> <li>•Introduce Bond Order</li> <li>•Resolution adopted to set public hearing</li> </ul>	<ul style="list-style-type: none"> <li>•Publish Notices of Public hearing</li> </ul>	<ul style="list-style-type: none"> <li>•Deliver Ballots to County</li> <li>•Public hearing</li> <li>•Bond Order</li> <li>•Notice of Referendum</li> <li>•Publish first Notice of Special Bond Referendum</li> </ul>

# General Obligation Referendum (cont'd.)

## 8 - Months Preparation September – December 2015

<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TBA</u>
<ul style="list-style-type: none"> <li>•Publish 2<sup>nd</sup> Notice of Special Bond Referendum</li> </ul>	<ul style="list-style-type: none"> <li>•LGC call for approval</li> </ul>	<ul style="list-style-type: none"> <li>•Referendum</li> <li>•Adoption of Certificate of Canvas</li> </ul>	<ul style="list-style-type: none"> <li>•Approval of all documents</li> </ul>	<ul style="list-style-type: none"> <li>•Rating Agency Presentation</li> <li>•Closing</li> </ul>