



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of April 18, 2023 meeting agenda

RECOGNITIONS

5. Holly Springs Half Marathon Recognition
6. Building Safety Month Proclamation

PUBLIC COMMENT PERIOD

Notes on the Public Comment Period - Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

CONSENT AGENDA

7. Approve the minutes of the March 14, 2023 workshop meeting and the March 21, 2023 business meeting.
8. Monthly Budget Amendments
9. Resolution for Road Name Change for a Portion of Woodfield Dead End Rd to Leland Crest Dr in Carolina Springs
10. Holly Springs Half Marathon Agreement Addendum
11. Grants Policy

PUBLIC HEARINGS

12. Main Street Vista Conditional Zoning District and Development Agreement 22-REZ-06 - Legislative Public Hearing

NEW BUSINESS

13. Fiscal Year 2022-2023 Nonprofit Grants
14. Fiscal Year 2023-24 Strategic Plan
15. Resolution of Intent to Proceed with General Obligation Bond Referendum
16. Resolution Denouncing Discriminatory Practices

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to

request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: Holly Springs Half Marathon Recognition

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

No action is necessary.

Explanation:

- Ryan Montelione, representing the Holly Springs Half Marathon (HSHM), will recognize the Town for its continued partnership in hosting the annual running event.
- HSHM will also propose the purchase of solar-powered trail lights for the Carl Dean Greenway as part of their yearly contribution.
- The Town is currently testing these units to determine suitability for the greenway.

Background:

- In October 2021, Town Council approved a Memo of Understanding (MOU) with the Holly Springs Half Marathon (HSHM) to host the annual race event each November at Ting Park and along town roads and greenways. The current MOU is valid through December 2024.
- The HSHM is a not-for-profit organization and has hosted this annual race event in Holly Springs since 2016. Approximately 1,100 runners participate annually. A portion of race proceeds are donated to charitable organizations in Holly Springs.
- As part of the MOU, HSHM provides either a \$15,000 stipend or in-kind amenities to improve town greenways. The amount donated exceeds the rental rate of \$2,500 for Ting Park per the annual fee schedule. To date, over \$60,000 has been collected and implemented for greenway improvements, such as two new water fountains installed along greenways and exercise equipment installed along the Carl Dean Greenway.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions

Title: Building Safety Month Proclamation

Strategic Priority Area: Responsible & Balanced Growth

Safe & Friendly

Organizational Excellence

Staff Resource: Chris Hills, Development Services

Action(s):

Proclaim May as Building Safety Month in Holly Springs

Explanation:

- The Town of Holly Springs participates annually in the International Code Council's (ICC) Building Safety Month, highlighting the many efforts of our community and Town Staff whose work is dedicated to ensuring the safety of Holly Springs residents, businesses, shoppers, employees and property owners.
- Building Safety Month is an opportunity to educate the citizenry of Holly Springs about how to keep personal property safe and the important role that Code Officials play on a daily basis in our community.
- Development Services team members will be present at the April 18th, 2023 Town Council Meeting to be recognized for their contributions to ensuring Building Safety in Holly Springs.

Background:

- The Town of Holly Springs is participating in the 43rd Annual Building Safety Month, a world-wide campaign presented by the International Code Council, its members and partners to promote building safety. This year's campaign, "Building Safety starts with You", raises awareness about the importance of building codes in ensuring safety in the spaces in which we live, work, and learn.
- Homes and buildings that are built in compliance with building safety codes and the officials who enforce the codes are essential to helping communities become affordable, resilient, and energy and water-efficient. Building Safety Month provides homeowners, government officials, and the public with the necessary information and resources to prepare and protect our built environment.
- This year's campaign themes are:
 - Week 1: Building Safety Starts at Home
 - Week 2: Building Safety Professionals and You
 - Week 3: Prepare Your Community
 - Week 4: Advocate for Your Community
 - Week 5: Solving Challenges Together

Funding Source(s):

N/A

Attachment(s):

1. Building Safety Month Proclamation

Town of Holly Springs



A Proclamation By The Mayor

Building Safety Month

WHEREAS, our Town is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and;

WHEREAS, “It starts with You”, the theme for Building Safety Month 2023, encourages us all to raise awareness about the importance of Building Safety Professionals as well as building safety in your home, in your community, and around the globe, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim May, 2023 as

Building Safety Month

in the Town of Holly Springs. Accordingly, I encourage our citizens to join with their community in participation in Building Safety Month activities.

Proclaimed this, the 18th day of April, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 18th day of April, 2022

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda

Title: Approve the minutes of the March 14, 2023 workshop meeting and the March 21, 2023 business meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the March 14, 2023 workshop meeting, and the March 21, 2023 business meeting.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please notify the Town Clerk in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. March 14, 2023 Workshop Minutes- DRAFT
2. March 21, 2023 minutes- DRAFT



MINUTES

The Holly Springs Town Council held a workshop meeting on Tuesday, March 14, 2023 at the Law Enforcement Center and via livestream. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and five Council members were present as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, and Council members Aaron Wolff, Shaun McGrath, Tim Forrest, and Danielle Hewetson.

Council Members absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Corey Petersohn, Budget, Innovation and Sustainability; Mathew Mutter, IT; John Schifano, Town Attorney; Cassie Hack, Director of Communications and Marketing; Chris Hills, Director, Development Services; Greg Sponseller, Sustainability Coordinator; Tina Stroupe, Finance Director.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. FY24 Budget

a. Utility Rates Finalization

Tina Stroupe, Finance Director, said this item was to present updated information on the Rate Model in preparation for the budget conversation. She said that since the Retreat, the Sanford Water bid has moved from April 2023 to August 2023 due to delays from the permitting agencies. She said the Fuquay-Varina Conveyance bid is scheduled for March 2024 and the Utey Creek Water Reclamation Facility Expansion bid anticipated for March of 2025. On the Sanford Water Treatment Project, Holly Springs' costs have proportionately increased approximately \$5 million at the 90% design stage. She said that additional soft costs (administration, debt issuance, legal, etc.) are anticipated, but are not yet known, and were not included in the estimate. She shared updated debt issuance and rate increase projections, that have narrowed since the retreat. Debt issuance would be \$35.8 million in FY 2023, zero in FY 2024, \$35.8 million in FY 2025, and \$106.3 million in FY 2026. Rate increases are estimated to be 15-16% in fiscal years 2024, 2025, and 2026, and 6-7% in fiscal years 2027 and 2028. MPT Berry asked if these increases were proposed for the upcoming budget. Ms. Stroupe said staff were asking for Council's guidance on preparing the budget.

Ms. Stroupe outlined some potential factors to consider that could impact the rates. Positive impacts would be a strong financial performance by the Town enabling us to put more money into the project that would reduce the debt requirement; the efforts of the grant writer to procure grants for the Town; and adjustments to the sale of debt which might require less to be financed. Negative impacts could be additional increases in the project or bid costs, and a rescheduled bid date or the delay of the project. She said that next steps would be for Council to provide guidance to the Manager on a rate recommendation plan to execute the Utility Community Investment Plan and other operating needs. Then the Town Manager will include these as part of the recommended budget presentation on May 9th.

MPT Berry asked if all the existing grants were factored into the cost and Ms. Stroupe said they were.

b. Strategic Plan Update

Corey Petersohn, Office of Budget, Innovation, and Strategy, said that this was a review of potential updates to the Mayor and Council's Strategic Plan. He reminded Council of the completed initiatives that were outlined at the Retreat. He said four potential new initiatives that Council saw at the retreat were:

1. Reduce Town facility energy consumption by 10% over the next 5 years (Responsible and Balanced Growth)
2. Transition all Town light duty non-public safety vehicles to hybrid or electric with a goal for full implementation by 2030 (Responsible and Balanced Growth)
3. Implementation of a new yard waste cart model and resident convenience centers (Responsible and Balanced Growth) and
4. Assess fire station coverage needs and potential locations for future Fire Stations 4 and 5 (Safe and Friendly).

MPT Berry asked if the sustainability plan was a staff-level document. Mr. Petersohn said it was and was shared in the packet at the retreat. He said that the return on investment (ROI) on these would result in a cost-savings for the Town. He said the software would ensure that the Town was getting what contractors tell them they are getting in terms of energy savings. MPT Berry said the fourth initiative was something we do not talk about enough. It needs to be done. He said that he takes issue with the electric vehicle initiative. He doesn't want to be tied to being all electric by 2030. He wants to leave it to departments to go electric if it makes sense to the department. Mr. Petersohn said the initiative does include hybrid as well as electric, acknowledging that we don't know how supply chains will be. Mayor Mayefskie asked where 2030 came from as a goal year. Randy Harrington, Town Manager, said that was a common target year among other organizations and businesses. Mr. Petersohn said it was a bit of a stretch, but not unobtainable. Council member Wolff asked what the potential ROI would be on hitting the 2030 goal as opposed to not setting a date. Mr. Petersohn said that the Town's fleet replacement cycle is a 5-7-year cycle. So this timeline allows for a bit more than one full replacement cycle. He said the initiative is referring to sedans, and small vehicles that would see savings in fuel costs. The Town spends close to \$3 million on fuel now. Council member Hewetson asked if it would make sense to not put a year, but to say when a vehicle reaches the end of its cycle to consider replacing it with electric. Council member McGrath said he doesn't like "all" statements. He asked how many vehicles we were talking about. Mr. Harrington said that about half of the fleet is light duty. Greg Sponseller, Sustainability Coordinator, said the Town has about 200 units of rolling stock, and only about half are in this consideration. The 5-8-year time range corresponds with the replacement cycle, which gives us time to evaluate each vehicle as it comes up for replacement. If in 2030 we have a newish vehicle it wouldn't be replaced just because it wasn't electric. It is a goal to work towards.

Council member Wolff asked if the Fleet Manager thinks this is a manageable goal. Mr. Petersohn said they have been working with the Fleet Manager and Public Works in drafting this goal. Staff can't control the supply side. The year is because most sustainability goals are 2030 or 2050. Staff chose 2030 because they have been pushing for goals to be measurable, not open ended. Having a goal gives you a measurable metric. But this is Council's Strategic Plan and they can decide. Mr. Harrington said that the other thing staff are trying to accomplish with this goal is, there is a level of infrastructure that has to go along with this conversion. The Town doesn't want to get to a place where the industry has changed and we haven't changed with it. If we hold off it will be more of a push to get the infrastructure in place without extra expense. MPT Berry said that oil is not going away. Saudi Arabia made record profits this year. We have put all our development inspectors in Ford F-150s and now we're going to put them in Nissan

Leafs? He said he struggles with the economics of going all electric. We need to reword this initiative to say we are going to make strides, whether in our own infrastructure, with chargers or support, or supplies, but not go all in. He said he doesn't think the country will be drastically different by 2030. Council member Forrest said he thinks a lot of governments are pulling back on going electric because the infrastructure is not there. He thinks 2030 is too aggressive. We should go electric, but not by 2030. We have a lot of other bills we need to pay. He said he would be OK with 2040 or 2050, but not willing to pay extra for hybrid or electric vehicles. He thinks we can afford to wait.

Mayor Mayefskie said Council was in agreement with 3 of the 4 initiatives. If we modify the verbiage on Initiative 2 to "as we rotate our vehicles out" would there be consensus? Council member Wolff said he doesn't see the difficulty in leaving it in. Just because it says 2030, nothing will happen if we don't meet that goal. He said he trusts the staff to implement the Strategic Plan in a way that is fiscally responsible. But if the problem is the date, just cut that date out. Our staff will make the same decisions. Council member Forrest said he agreed with taking the date out, but he would like a more teased-out plan. Council member Wolff said that it's not like we're going to get to December 2029 and replace all the existing vehicles. Council member McGrath said the problem with a multi-layered organization is that someone reads this document, the key words they will hit on are "all" and "2030." So he thinks an annual assessment of all light duty vehicles, to transition to electric or hybrid as makes sense, but not a goal. Council member Hewetson said it makes sense to her to go on a more case-by-case basis. Taking a look at it in that time and place, whether it's yearly or as vehicles come to the end of their useful life. Mr. Harrington said he was hearing that Council would like to remove the word "all" and strike "with a goal for full implementation by 2030." Council member McGrath said he wanted to add the words "as appropriate." Mr. Harrington said that there is an ROI question, and staff takes that into consideration. Staff is not going to purchase luxury vehicles, but wants to prepare for the future. There was consensus for this language.

Mr. Petersohn said that at the Retreat, in conversation with Lee Worsley, Council identified four potential actions to take towards Responsible & Balanced Growth, Goal 5 – Promote a Diverse Supply of Housing Options. These were

- Preserve and Expand Ownership: Review Future Land Use Map;
- Meet Demand: Determine Development Incentive Options;
- Promote Partnerships: Incentivizing using Utility Allocation policy; and
- Retain Existing Residents: Focus on Housing Hub Website.

He suggested the following initiatives to measure those actions.

Initiative 5.1: Evaluate and identify potential modifications to Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character to support greater housing diversity, specifically along transportation corridors and in proximity to employment centers.

Initiative 5.2: Develop preferred options for inclusion in developer agreements and partnerships with non-profit and private organizations to create more affordable housing options.

Initiative 5.3: Leverage the Utility Allocation Ordinance to increase consideration of affordable housing options in future development. And

Initiative 5.4: Update the Housing hub website as a resource for developers and residents seeking information on housing programs and data on housing in Holly Springs.

Council member McGrath asked about how the current pipeline of apartments and housing changes the gap. Because there is a huge magnitude of difference in what was presented at the retreat and the updated numbers, and he doesn't think we have as much of a problem. Chris Hills, Director of Development Services said staff was confident that these were

things we could measure over time and report back to Council on how we are doing. Council member McGrath said he wanted more specific actionable language. Mr. Hills said the Utility Allocation Policy would be coming back to Council for specific decisions. He said the Land Use and Character Plan would have to be reviewed, to try to find areas proximate to employment centers, for housing. Council member McGrath said we just updated it. What did the consultant miss? Mr. Hills said they did not necessarily miss anything. But over time thoughts evolve and staff can look for areas to bring to Council. Council member McGrath said developers take 5-7 years before something comes to fruition. Saying that we may change it is going to send developers elsewhere. Mr. Hills said our goal would be to identify those areas, bring them to the Council, and allow changes to be made in the public hearing process. These plans do change over time as things change. We can give that tool to the development community to give them feedback on where Council wants to see growth and where they don't want to see growth. Staff is comfortable with that if Council wants to move forward.

MPT Berry said he could support initiatives 5.1 and 5.4. As for 5.3, he doesn't want to give bonuses for affordable housing on the utility allocation policy. He said it won't yield a result we want. He said he does not support 5.2 because he wants to evaluate each project on its own merits and not have a prescriptive menu.

Council member Wolff said he thinks the wording is great. Council had consensus on all four at the Retreat and staff did a great job of fleshing that out. MPT Berry said he wasn't going to vote for this. Council member Hewetson said she doesn't have a problem with it being included as an option for development agreements. It doesn't mean that it is required of them. If it's not limiting, they can talk about other things outside of this. She said she's OK with the four initiatives as they are written.

Mayor Mayefskie asked Council member Forrest how he felt and Council member Forrest asked Council member McGrath for his opinion. Council member McGrath said he's still struggling with this. He used a recent example to get certain options and incentives. Unless requirements are tied to the zoning process, once it's rezoned our hands are tied. Council member Wolff said that nothing about this menu changes by-right zoning. Nothing here is prescriptive. It will be a menu of options for a developer to offer into a developer agreement for Council to approve. We can still say "no" if we want to. It doesn't change the rezoning process, it just makes the staff negotiations on developer agreements a little bit easier. Mr. Hills said the zoning is still a legislative decision. State statutes have changed and limited the ability of a Council to do that, which is not something we can control. Regarding how we would do this, is, *if* they were offering affordable housing, we could work with them through this menu. We heard that working with our partners is important to Council. If there is concern we could narrow it down to the partnership side of the house as opposed to development agreements. We tried to take what we heard at the Retreat and put it into an actionable initiative. Council member Wolff said we have had success with private and nonprofit with agreements. We don't need to limit ourselves. Mr. Hills said the purpose of this is, when there is an affordable housing component, there is a list that staff can bring back to Council to see if we want to offer these things in future development agreements. MPT Berry said he is still opposed.

Council member Forrest said we have a utility allocation policy coming soon that has Tier 1 and Tier 2 based on priorities of the Town. Now we have menu of options of what Council wants on top of that. Will we feed that into the UO to determine who gets Tier 1 and Tier 2? Mr. Hills said this is meant to work this way: If someone brings a project with an affordable housing component, we can show them options that Council might want to consider, and bring it to Council for a decision. MPT Berry said he thinks as an incentive within the Utility Allocation Policy may or may not get us what we want because they can say they are meeting the intent of the UDO and it won't move the needle. Council member Forrest asked where in the process the Utility Allocation Policy went into effect. Mr. Hills said they would have to know at the point of rezoning, before a development agreement is finalized. He suggested some additional clarity

from staff to Council could help. Council member Wolff asked why his colleagues had a problem with this. Council member McGrath said that developers would assume that these things would be approved and would be unhappy if Council said no. Mr. Hills said that these initiatives are not the same, they are complementary. The intent is to prevent someone using affordable housing to move to Tier 1, and then asking for credits on the back end. He said the wording was important and staff could work on this and bring it back to Council. Council member Forrest asked if there was a law on the books that we can't demand a developer do one thing. John Schifano, Town Attorney, said he was referring to Inclusionary Zoning. He said you can't dictate it. You can give them something they wouldn't otherwise be entitled to, and that's where the developer agreement comes in. We cannot guarantee people an unlimited supply of water. We will be pushed on the legality of this, but it's a finite resource and everyone across the country is doing this. The more clear language you can put, the better off we will be. It is fairly clear to talk about what is affordable and what's not, but that's the challenge. Council member McGrath asked if some of these could be linked together. Council member Wolff said that there are other things in the Utility Allocation Policy other than affordable housing. Developers don't have to offer affordable housing; there are other ways that they can get the points to move up. He said he trusts staff to keep them from double-dipping. Council discussed the legalities of a policy and how the draft policy is not a checklist and we would need to go forward with a developer agreement. Council member Wolff said there are two different ways to incentivize developers, so he doesn't see the down side of this. Council member Forrest said that if they are going to choose Affordable Housing and not have a developer agreement, they wouldn't do a traffic analysis. Council member Wolff said we would still have a developer agreement, we just wouldn't need to include affordable housing on it. That's not what 5.2 is saying. It's not a drop-down menu that we rubber stamp. It is just making the process smoother for staff. Council member Forrest said he wanted initiatives 5.2 and 5.3 to be rewritten. Councilmember McGrath said that for all projects we want to look at if they are they helping the Town meet some needs. If these are "preferred options" and we say no, we become the "not good partner." We have precedent for things that can go wrong. We won't get everything out of the project that we want. It would tie up the utility allocation. Mayor Mayefskie said he was hearing that one liked it as is; two don't like it; and two want some modifications. Council member Hewetson said she misunderstood initiative 5.2. She's good with the other three, but has questions on 5.2. Mr. Harrington said from a process point, he thinks there might be a majority on 5.1 and 5.4; but there might be some revisions needed on 5.2 and 5.3. If there's not a majority on that vote, he suggest they go down the list.

Mayor Mayefskie polled the Council with the following result:

Initiative 5.1 – majority agreed to keep it as is

Initiative 5.2 – staff to create some kind of menu of options to clarify, and bring it back to Council

Initiative 5.3 – move this out of Goal 5, but keep it in the Strategic Plan somewhere else

Initiative 5.4 – all agreed to keep it as-is.

Council member McGrath asked for detailed information/slides be provided ahead of the meeting for items such as this.

Mr. Petersohn said that next steps would be to bring revisions back to Council, before Council adopted the Strategic Plan at their April meeting, and adopt the budget at their June meeting.

3. EV Station at Ting Park

Greg Sponseller, Sustainability Coordinator, said he would provide an overview of the Duke Energy Park and Plug program, addressing EVSE (Electric Vehicle Supply Equipment) safety concerns, and provide an update on the Town's SolSmart progress. He said that Duke Energy would install and manage charging stations at Town facilities on a 5-year agreement

where the Town would serve as site host for public charging stations. It is an opportunity to get level 2 Electric Vehicle (EV) charging stations installed at almost no cost to the Town. He showed the state-wide distribution of EV ownership which showed them concentrated in the urban centers, including Wake County.

Mr. Sponseller addressed the safety concerns raised by Council of electric shock, vandalism, clustering of charging stations, and the proposed site selection at Town facilities. He outlined the equipment and installation processes including before, during and after installation safety features and inspections. He said the chargers are Underwriters Laboratories Certified and designed to be resistant to heat, cold, light, water, rust, wind, and tampering. They are designed to be used in the rain, and they have an earth ground connection which disables the station if there is an electrical fault. He said that the charging stations are networked and managed by software that monitors systems and communicates faults with alarms. They also communicate with a plugged-in vehicle to detect how much current can be accepted, and shut down automatically if a defect is detected. The Federal Energy Management Program provides best practices for hardware and software to prevent cybersecurity threats on networked charging stations.

Mr. Sponseller said that the greatest actual concerns were tripping or “clothesline hazards.” He said that more than 130,000 Level 2 and DC Fast Charging ports are safely used in the US every day. He explained that the current used in Level 2 charges is 240 volts, the same as used by electric dryers and stovetops. He said that one level 2 dual-port charger is proposed for Womble Park and up to four level 2 dual-port stations at Ting Park. The Duke program operates on a first-come, first-served basis, and the number of charges available to us has decreased to two at Ting.

Mr. Sponseller outlined the criteria and locations considered for the program. The Hunt Center was considered, but was not viable. He outlined the areas considered at Ting, and why the chosen area was proposed due to the location of an existing transformer 160 feet from where the new meter panel would need to be and other considerations. He showed what the stations would look like and how the spaces would be striped. He showed the same for Womble Park.

Mr. Sponseller said that to comply with the Duke Energy program requirements some Ordinances would need to be amended to allow parking 24 hours / 7 days a week in the EV spaces while actively charging a vehicle and some language around private for-profit activities would need to be clarified. He said these changes would come to Council at their next business meeting. He said that if Council approved of the proposed partnership with the Duke Energy Park and Plug program, he would request that they authorize the Town Manager to sign and execute contracts with Duke Energy for the Park and Plug program to install and operate electric vehicle charging stations at Ting and Womble Parks. Then, the Ordinance amendments would come to them at the March 21st business meeting for action.

Council member McGrath said he had a concern with the Womble location as kids get dropped off there and run down the sidewalk, and he is worried about them tripping. Mr. Sponseller said that at Womble they were limited to those spaces, due to the slope requirements and other criteria. Mr. Petersohn said that the ADA requirement was the most restrictive criteria and that cables would not be on the sidewalk. Council member McGrath said kids go through the least restrictive path and they wouldn't stick to the sidewalk. MPT Berry said it was worth having this discussion. But at the end of the day, it's Duke's money and they don't want to run a longer cable. He doesn't want to give up the free installation. Council member Wolff asked how many ports we would get. Mr. Sponseller said 6 total ports – three chargers. He said that Duke was anxious to move forward. Consensus was to give the Town Manager authority to sign the agreement with Duke.

Next, Mr. Sponseller gave an update on the SolSmart program. The Town currently has SolSmart Silver designation, which we received in September 2022. Council had asked at the Retreat what it would take to get to Gold. He said some prerequisites for achieving the Gold designation would be a 3-day turnaround for solar projects, and codifying in the zoning ordinance that solar photovoltaic (PV) is allowed by-right in all major zones. The Town has already met this zoning requirement, and currently has 120 points out of 200 needed for the Gold designation. He listed some of the ways to achieve those credits, one of which was to join Solarize the Triangle '23 which would provide 20 points. The local lead for the project is TJ COG, with Apex, Cary, Morrisville, Raleigh, Chapel Hill, Carrboro, Hillsborough, Orange, Durham, and Chatham Counties partnering. Participation cost would be \$2,000 and would offer discount pricing on PV equipment and installation to businesses and residents through bulk purchasing and group buying. This program would make solar PV more accessible to the community, and provide discounted rates. It is a limited time campaign which includes education and outreach, assistance with marketing materials, vetted contactors and materials, free evaluations, and a streamlined process. He asked Council if staff should pursue SolSmart Gold and, if so, whether they should consider adding a strategic initiative to that effect, and whether the Town should join Solarize the Triangle '23.

Council member McGrath said he didn't want to meet the 3-day permit turn around unless that was applied to all projects. Council member Wolff asked if the work load was the same for solar projects as other projects. Chris Hills, Director of Development Services said projects are all different. He said it would probably mean that solar projects "jumped the queue." Staff could do it, but there are times when it would be difficult. Mayor Mayefskie asked how many permit requests for solar the Town gets. Mr. Hills said we are getting more and more, probably 10-15 per month. Mr. Harrington said it would not be the whole project that got approved in 3 days; it was just the solar component. Mr. Sponseller said staff could look into how restrictive this requirement would be. Mr. Hills said the other things staff could do easily, but they would have to work on the permitting issue. Council member Wolff asked if we had reached out to the surrounding communities that are SolSmart Gold to ask how their experience with the 3-day permitting was. Council member McGrath said he wanted to ask also if there was dedicated staff in these other communities. Council member Wolff said the credit opportunities seemed like low-hanging fruit. Mayor Mayefskie asked if the program was based on a calendar year or fiscal year. Mr. Harrington said SolSmart Gold was not time-bound; it could take multiple years to get there. If Council would like more information on the 3-day permitting we could bring that back.

Council member Wolff asked for more information from neighboring municipalities. Council member Forrest said it wasn't bad for the Fire Department to know how to deal with solar. He said he had good thoughts about the credit opportunities. We are doing many of them. He thinks we should move forward with it. Mr. Sponseller said the only time-sensitive thing was the Solarize the Triangle program. That needed to be decided within the month. Council member Forrest said there are significant savings to be had in going solar, so it is good for our homeowners and businesses. If there is a way to do it he is for it. Council member Wolff said having the Town join the Solarize program is a huge incentive for residents, so he is in favor of that. Mayor Mayefskie asked for consensus and the consensus was to join Solarize the Triangle 23.

4. Williams Street Intersection

Chris Hills, Director of Development Services, said that he wanted to give Council an update on the NC 55 / Williams Street Intersection Project. He said the project was funded by NC 540 Bonus Allocation Funds, but that escalations have doubled construction estimates and, without value engineering, the project will be delayed indefinitely. The proposed changes reduce the costs by over 50% and result in safety and traffic improvements to the area now. And

completing the project now means it will not compete with other Holly Springs projects in SPOT funding requests. He explained how the project had changed from the proposal in April 2021 to the current design. He showed how this alternative provided similar service in terms of minimizing delays as the preferred option, but at less cost. He said that the Town submitted a Letter of Opposition that was presented at the project open house with the Town's main concerns. He said that Apex also presented a Letter of Comment with their concerns but overall support for the project. The Town staff held a meeting with CAMPO to address those concerns. The Public Comment Period for the project ended March 2nd and NCDOT will compile public comments into their final report and design. Staff is seeking concurrence to support the project, while noting their preference for the interchange design.

Council member McGrath asked questions about which intersections were signalized. Mr. Hills showed where the signals were. Council member McGrath said that the intersection at Sunset Lake and Main is not signalized, and our residents use that section and the stacking is backed up beyond the capacity. It is that area, that is not being touched at all, that causes the most problems. Mayor Mayefskie asked what the timeline for the project was. Mr. Hills said they are in design, so probably 5 or 6 years. Mayor Mayefskie suggested that the next entrance to 540 would alleviate some of that congestion. Mr. Hills said CAMPO was very apologetic for not including Holly Springs. He said staff can go back and highlight some of those things that Holly Springs would value and see if we can get some of those things added. Mayor Mayefskie asked whether the new Wake Tech was considered in this design. Mr. Hills said they don't anticipate any changes due to Wake Tech; they are doing the best engineering they can do for the price. Mr. Harrington asked Mr. Hills to comment on Old Smithfield Rd and Williams St. and whether development interest was increasing in that area. Mr. Hills said the realignment of Old Smithfield Rd. is being contemplated as development comes. Mr. Hills said that even though the project being discussed now doesn't impact Holly Springs, the fact that it gets done now helps us compete for funds later. We are working through the realignment of Old Smithfield Rd. and that will help with the issue Council member McGrath raised. It helps traffic in the current situation, and also allows our projects to compete better in the future. He asked for Council's concurrence with the staff opinion and received it.

5. Upcoming Unified Development Ordinance (UDO) Amendments

Chris Hills, Director of Development Services, said this item was to provide an overview of upcoming UDO text amendments which would come before Council at their next meeting. He said the new UDO is a year old now and during that time there have been 17 rezonings, 10 development plans, 2 major subdivisions, and 2 special use permits in some stage of the process. The UDO is a living document and staff typically prepares amendments twice a year. There are also proposed changes around Chapter 7: Streets, Utilities & Other Infrastructure, and Chapter 9: Signs. There are 51 amendments coming before Council. The majority of these are technical "clean up" type amendments, with three minor changes (building height in Innovation Village Mixed-Use District, fence height in Employment / Campus Use Districts, and foundation landscaping calculation) and one major change around the Utility Allocation Policy. He said amendments coming later in the spring or summer for Chapters 7 and 9 were around reorganization/consolidation, making sure terminology was consistent, and a minor content update around directional signs on a campus. There are no major policy changes proposed.

Council member Forrest asked when the changes would be seen. Mr. Hills said the 51 would be in the agenda packet for next meeting; the others will be later in the spring. Council member Wolff asked about a particular text change that was emailed about. Mr. Hills said there was a note from the draft document that accidentally got left in the final document. This particular applicant wants to use that exemption so that it doesn't have to come before Council; we made them aware of why that was left in and are working with them on ways to allow them to complete their project without bringing on other projects that want to use that conflicting

information, including a Developer agreement, delaying the effective date of the Ordinance amendment or other ways. Council member Wolff expressed a preference for a developer agreement rather than delaying the effective date of that section of the Ordinance. Council member McGrath expressed concern about extra traffic.

6. Legal and Clerk Quarterly Updates

a. Town Attorney

John Schifano, Town Attorney, said he emailed two things to Council, a legal memo about our gun ordinance in consideration of a new Supreme Court case. We are not in danger of offending the US Constitution, but there is one minor tweak he would like to bring back regarding penalty section to make it consistent with the rest of the ordinance. The second was a list of pending litigation matters and he asked if there were any questions, they could be addressed. Council wanted to discuss the ordinance at a workshop.

b. Town Clerk

Linda McKinney, Town Clerk, said that due to difficulties in finding a location for the 2023 Mayor and Council Retreat, she had started looking for the 2024 location and suggested that Council make a decision now and lock in a location. The difficulty is caused by multiple factors, including other groups booking 2 to 3 years in advance, policy changes at some of the venues Council used in the past that excluded our type of use, and the growing size of the Council's retreat. Choosing a location now and getting it reserved will preserve Council's preferred dates and location. She presented three options that are currently available for February 8 – 10, 2024. The Inn at River Landing in Wallace, Graylyn in Winston-Salem, and the Rizzo Center in Chapel Hill. She outlined the advantages and disadvantages of each and asked Council for feedback.

Consensus was to stay with the 3-day format and to hold the 2024 Mayor and Council Retreat at the Graylyn.

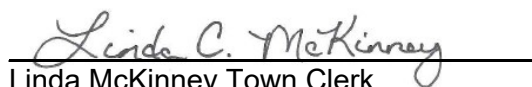
7. Open Discussion

Council member McGrath said that Friday is St. Patrick's Day. Wear green. Randy Harrington, Town Manager, said that the Wake County staff has recommended to the Board of Commissioners that Holly Springs be granted \$2.3 million for Cass Holt Park. The Commissioners will vote on this in April, and Council could call the commissioners and thank them for their consideration, if they liked.

8. Closed Session: none.

9. Adjournment: There being no further business for the evening, motion to adjourn was made by MPT Berry second by Council member Forrest and passed with a unanimous vote. The March 13, 2023 meeting of the Holly Springs Town Council was adjourned at 9:00 pm.

Respectfully Submitted on Tuesday, April 18, 2023.


Linda McKinney Town Clerk



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 21, 2023. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Corey Petersohn, *Budget and Sustainability*; Chris Hills, *Director, Development Services*; Elizabeth Goodson, *Development Services*; Cheryl Caines, *Development Services*; Sean Ryan, *Development Services*; Catherine Jacobs, *Development Services*; Matt Beard, *Parks and Recreation*; Cassie Hack, *Director, Communications & Marketing*; Jay Osborne, *Administration*; Irena Krstanovic, *Director, Economic Development*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Jonathan Sherrod of Kirk of Holly Springs.

4. Agenda Adjustment: The March 21, 2023 meeting agenda was adopted with changes, if any, as listed: pull item 14 from Consent.

Motion: Berry

Second: Forrest

Vote: Unanimous

RECOGNITIONS

5. Holly Springs High School Varsity Basketball Teams

Mayor Mayefskie recognized Coach Zaneta Hill and the Holly Springs High School Girls Varsity Basketball Team for reaching the Sweet Sixteen level of the state championship, and Coach LJ Hepp (unable to be present) and Assistant Coach Garrett Phillips and the Holly Springs High School boys varsity basketball team for reaching the Final Four.

6. Girl Scout Week Proclamation

Mayor Mayefskie recognized 111 years of Girl Scouting in the United States and proclaimed March 12 – 18 Girl Scout Week in Holly Springs. He presented the Proclamation to Shannon Quick, Pine Cone Council of the Girl Scouts of America, and recognized the Girl Scouts in the audience.

7. Oaths of Office, Planning Board and Board of Adjustment

Linda McKinney, Town Clerk, issued the oath of office to Planning Board members Chris Deshazor, Van Crandall, and Roger Bess, and to Board of Adjustment member Ben Copeland.

8. Mayor's Monarch Pledge Proclamation

Mayor Mayefskie issued a proclamation protecting Monarch Butterflies, and presented the proclamation to Katie Thompson and her students from Pine Springs Preparatory Academy. Ms. Thompson spoke about her students' efforts to preserve the butterfly.

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: none.

The following comments were received in person:

Peter Filipov said was here to speak about the infrastructure on the west side of town. New communities are being developed and there are concerns about whether Avent Ferry Rd. can handle the traffic. He said that he is aware that NCDOT is responsible for the road, but that if different counties cooperate, those types of projects can be prioritized and sped up. He has heard it will take 5-7 years. He would like to ask how the infrastructure can keep up with the development.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

9. Minutes – Council approved the minutes of the Mayor and Council Retreat and the February 21, 2023 business meeting.

10. Resolution Supporting Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation – Council adopted Resolution 23-05 authorizing execution of Opioid Settlements and Approving the Supplemental Agreement for Additional Funds (SAAF) between the state of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.

A copy of Resolution 23-05 is attached to these minutes.

11. Quarterly Budget Amendments – The Council approved four budget amendments and adopted capital project ordinances 23-09, 23-10, and 23-11.

Copies of Ordinances 23-09, 23-10, and 23-11 are attached to these minutes.

12. Bridgewater Boardwalk Replacement – The Council approved the Bridgewater Boardwalk Replacement Contract with Span Builders LLC in the amount of \$169,540 (plus contingency) for a project total of \$178,200.

13. Turf Replacement Project at Womble Fields – The Council established a project budget of \$1,400,000 for the replacement of the synthetic turf field at Womble Park and authorized the Town Manager to negotiate, sign, and execute a contract for the replacement in an amount not to exceed the project budget.

PUBLIC HEARINGS

15. 120 N. Main Street Development Plan and Development Agreement

Cheryl Caines, Development Services, said this item was a quasi-judicial hearing to consider a request for a Development Plan at Main Street and Earp. She reminded the public of the basics of a quasi-judicial hearing. She said the parcel was designated Downtown Village District on the Land Use and Character Plan and was zoned DMX Downtown Mixed Use. She said the Development Plan called for four-story mixed use with 42 apartments on the upper floors, outdoor

spaces, and a focal point on the corner, which would include some sort of plaza or open space. The applicant has proposed a plaza but without all the amenities, so they would need to come back for a second hearing to get final approval for the design of the public open space.

Catherine Jacobs, Development Services, said the project would connect to existing water and sewer connections on North Main Street. Main Street and Earp would be widened across the property frontage according to the Comprehensive Transportation Plan, with connections onto Earp and Main. The Traffic Impact Analysis studied four intersections and the two proposed site access points. The developer agrees to pay a proportionate fee-in-lieu for future right-turn lane at N. Main Street and Holly Springs Road of \$15,000. They will provide right-of-way dedication for future improvements at Earp and Main; the access will be restricted movement of right in right out, with a left in. Main St will be restriped to accommodate that. Full movement will be at the Earp St entrance. This intersection was a location of the safety study, so with this development they will complete the near-term improvements at this location, which will include installing intersection head signs, enhancing the stop sign and implementing additional pavement markings. They The developer has been working with the Town on a Developer Agreement and have agreed to the \$15,000 fee-in-lieu.

Matt Beard, Parks and Recreation, said that the project will construct sidepaths along the property frontage on both Earp and N. Main. On Earp it will be 10 feet wide with brick banding and on N Main it will be 15 feet with decorative brick.

Van Crandall, Planning Board Representative, said that there were questions about parking, road widening, the dog park, sidewalks, and how the refuse from the dog park would be handled. Questions were asked about unit costs and whether units would be sold or rented. He said that the Planning Board recommended approval with a vote of 7-1 with one absent. The one voting against said the timing of road improvements was not catching up with traffic, with multiple projects in the same area compounding the impacts.

MPT Berry asked about the roundabout in the packet. Ms. Jacobs said the roundabout is the long-term plan in the CTP, but right now the developer is only required to do the near-term improvements. Future projects that meet the trigger may require the roundabout. Elizabeth Goodson, Development Services, said that this project came in before the CTP was adopted, so this project would not be required to make those improvements. Council member McGrath asked about the right-of-way dedication for the roundabout. Ms. Jacobs said they were dedicating the right of way now.

Mayor Mayefskie opened the public hearing and the following sworn testimony was received:

Joshua Lepisto, 107 Collins Street, said he had two concerns about this building. He is concerned about the height of the building adjacent to Main Street. He understands that it is allowed to be 60 feet, but that makes a cavernous feeling, and sets the precedent for others to build that high. He said that Chapel Hill is an example of how building up changes the feel of a town. The VDAP says 2-3 stories with a 50 ft max, so this is higher. The North side of Main St. is an elevation grade change which will make it seem even higher. The second issue he wanted to bring up is the intersection of Earp and Main, which is a dangerous intersection. He said he would like that intersection to be right only, or construct the roundabout at the same time as this project. He said a four-story building will further reduce the sight lines.

Joni Barnes, with Earp Street Properties, LLC, described the Downtown Village District (DVD) and the businesses and facilities that are currently here. She described this project as a mixed-use project with 42 residential units on floors 2-4 of a four-story building, with 42 covered parking spots, one for each unit. There would be approximately 13,218 square feet of retail space on the first floor, facing Main Street with 109 parking spots (total) including 6 handicapped spaces and 5 EV spaces. The open area would include a small dog park and a seating area for residents.

Ms. Barnes showed the site plan and pointed out outdoor seating and landscaping along Earp St. She showed architectural renderings of the proposed four-story building. She said that the development team has worked with the Village District Stakeholders Community Workshop for the

Downtown Village District Area Plan to understand what the community needs in a downtown district.

There being no further input, Mayor Mayefskie closed the public hearing.

Council member McGrath asked how this parcel came to be zoned DMX. Ms. Caines said the site is part of the Village District Area Plan and has been part of the Village District for several years. It is part of the Main Street Core and everything in the Village District has a DMX zoning or is designated DMX on the Future Land Use Plan.

John Schifano, Town Attorney, explained that during the adoption of the UDO it went from Village Core to DMX. Council member McGrath said he believed that this property was previously R15 in 1998, then it went to VD and a project came for zoning. That project didn't happen. This parcel just fell into the UDO rewrite changes, and that is how the height restriction went from 50 to 60 feet. Is that accurate? Mr. Schifano said he was not sure what the height limitation was at that time. Council member McGrath said the CTP identified this area as a hot spot for safety and he has witnessed two accidents and multiple near accidents. He said the safety concern was the reason for the roundabout being implemented in the CTP. We are overlooking a significant safety concern. MPT Berry asked what was the proportionate share used to derive the fee-in-lieu for the turn lane? The applicant said it was 1%.

Ms. Caines said that the Findings of Fact that Council was considering was that the proposed mixed-use development meets the applicable Unified Development Ordinance standards for a Development Plan in the DMX Downtown Mixed Use District related to street improvements per the traffic study; public shared path improvements; public utilities to serve the future building; bike and electric vehicle parking; common open spaces and landscaping; and building design.

MPT Berry said some of the evidence presented pointed to incompatibilities between land uses. He said he thought the four-story building would be injurious to some of the surrounding properties. Council member Wolff said he doesn't know if they can argue that as a fact, if the applicant is meeting standards set by us. As for the intersection, there are definitely improvements needed now, and with the completion of this project. But as far as he can tell the applicant is providing them voluntarily. He doesn't know if we can find that the applicant is not meeting our demands for public safety at that intersection.

Action 1: Motion to make and accept the findings of fact for consideration of and to approve the Development Plan for 120 N Main Street with the conditions stated in the agenda packet.

Motion by: Wolff

Second by: Forrest

Vote:

Aye: Wolff, Forrest, Hewetson

Nay: McGrath and Berry

The motion passed.

Action 2: Motion to approve Development Agreement for 120 N Main Street.

Motion by: Wolff

Second by: Forrest

Vote:

Aye: Wolff, Forrest, Hewetson

Nay: McGrath and Berry

The motion passed.

16. Main Street Vista Conditional Zoning District and Development Agreement

Cheryl Caines, Development Services, said this was a request to change the zoning of the parcel from NMX Neighborhood Mixed Use to DMX Downtown Mixed Use Conditional Zoning District. She showed the location of the property, and said that it was designated as Downtown Village District on the Land Use and Character Plan and currently zoned NMX Neighborhood Mixed Use. She explained that Conditional District Rezoning allowed flexibility in order to develop unique and creative design, was not intended to relieve hardship, and was tied to a conceptual Master Plan. She outlined the Conditional District Design Goals and some of the flexibility that the developer was seeking for this development. She said they were requesting a minimum building height of 25 feet/3 stories and a maximum of 60 feet/5 stories. She said they were requesting different buffer types to better screen the development from the Windward Subdivision, and she outlined the uses of the 5 PODs from Commercial Mixed Use for PODS 1 & 5, Residential Mixed Use for PODs 2 & 3, to Multi-family for POD 4. Ms. Caines outlined the proposed standards for building length, horizontal variations and façade materials that were being requested.

Catherine Jacobs said the site would be served by sewer and water connections on Main and Holly Springs Road, creating a looped connection. The developer would take the existing Omni Pump Station offline, and reroute the existing wastewater flow through gravity lines that will be served by the Twelve Oaks Pump Station, and upgrading the pipes on N Main Street. She said the transportation improvements would include widening the portions of N Main St. and Holly Springs Road that are along the property frontage to half the ultimate cross section, constructing interior roads and establishing connection points to neighboring parcels. The Traffic Impact Analysis studied two intersections on N. Main Street and the two access points to the site from N Main Street and Holly Springs Road. The N. Main Street access will be restricted movement. They will construct a right turn lane into the site, and construct a planting strip and sidewalk. On Holly Springs Rd. they will construct a right turn lane westbound. They will also provide the planting strip and sidewalk here, and retime the traffic signal.

Ms. Jacobs said the development agreement is still under negotiation, but included fee reimbursement for sewer infrastructure improvements including taking the Omni Pump Station offline and rerouting wastewater as described above and upgrading existing gravity sewer lines on N Main Street and a Parks and Recreation fee-in-lieu adjustment.

Matt Beard, Parks and Recreation, said the developer would construct 10-foot wide sidepaths along both frontages of the property. The sidewalk will connect to a sidewalk that goes to Holly Springs Elementary. They looked at off-site improvements, but that the gap on N. Main was longer than the UDO allowed for us to require they bridge that gap (300 feet.) Since this location does not have park land to dedicate, they will pay a fee-in-lieu at time of building permit submittal.

Van Crandall, Planning Board Representative, said that the Planning Board voted to recommend approval with a vote of 5 – 3. Those voting against the recommendation did so due to the timing of road improvements and public infrastructure funding not being aligned with development approvals, and concerns about traffic movements and safety at the Third Street intersection. He listed the many questions Planning Board asked staff and the applicant.

MPT Berry asked which three members voted against approval. Mr. Crandall said they were Rick Madoni, Chris Deshazor, and Van Crandall.

Mayor Mayefskie opened the public hearing and the following input was received:

Jason Barron speaking for the applicant, said this was the right use and the right time, in the right location. He said they were still working on the terms of the Development agreement, but were not asking for a vote tonight. He asked that Council close the public hearing, but defer the decision. He said this project was consistent with the Comprehensive Plan, walkable to Downtown, it includes significant infrastructure improvements and would build on the success of the Town's investment in downtown with a dynamic project design.

Laura Holleman, McAdams, described the site plan, describing the PODs and open space. She said the area would have 286 residential units, a minimum of 10,000 square feet and maximum of 25,000 square feet of non-residential space. The non-residential area shall include office, retail,

and commercial uses. She discussed the buffer types and conservation area. She described the layout and how it required the conditional zoning.

She described the façade standards, including a maximum of 3 brick colors, no large expanse of blank walls, and human scale design elements. She described the elements planned for the public spaces and showed the proposed layout and architects renderings. She said increasing the sidewalk from 5 feet to 10 feet enhances the street scape. She said this project would be built at human scale and pedestrian feeling.

Garrett Railsback, 400 Trinidad Court, said he was concerned that this development would turn his backyard into marsh because of water runoff. He also said he did not like the increased traffic it would bring. At 5:00 he cannot make a left turn out of his neighborhood onto Holly Springs Rd. This project will add 286 residents and their cars. He thinks the traffic improvements should be long-term, not short-term. He spoke about concerns with children walking to school and their safety.

Tim Farless, 153 Holly Springs Rd., said his property was right next to this project. He is not opposed to the project, but he has concerns. He said that there is a slope on the back of his property that he doesn't want turned into swamp land from runoff. He said that when he bought the property he had an additional 28 feet into this property. The previous owner took back 28-feet in order to build a road, so now the corner of his building is 14 feet from the property line. A 5-foot buffer would put a building up 20 feet from his building. He asked Ms. Holleman how close building 6 was from his building. Ms. Holleman said answered him, but was inaudible. He said his last point was that the landscaping on the front of his property, that he would like to keep in place as part of the overall buffer.

Steve Harrison, 121 Raleigh St., said he moved here last year and chose Holly Springs for several reasons, one of which is the charm. He thinks the zeal for growth needs to be tempered by zeal for keeping the town the way it is. He has concerns about the number of units and the height and the traffic with this development. He said it is challenging to cross the roads on foot, or in a car, in this area. This project will add so much more traffic. He said the infrastructure is problematic. The economic value is probably great, but it doesn't improve the traffic. The long-term planning being delayed will put a greater strain on this community. This needs to be taken into account. The project shouldn't be stopped and he appreciates the developers' concerns for the neighbors, but additional thought needs to be given to the traffic. Adding a right turn lane for 100 feet will not make enough of a difference in the traffic.

Larry O'Neal, 412 Trinidad Court, said he moved here 25 years ago to Windward Point. Holly Springs has grown like crazy since then. There has been tremendous growth in the last 25 years. He has concerns about the building height, especially where it is next to small two story houses. Incorporation of existing natural features is part of the UDO, so this should not have plans to remove all of the 60-foot pine trees and replace them with screening that is only 6-feet high. We are concerned about apartment buildings looking down into back yards. Automobile lights will shine right into back yards as will the lights in the building. He said he was asking the developer to leave the existing trees along with the Type C buffer. He said he was also concerned about the security of the 30-foot buffer that opens right into someone's backyard. He asked the developer to consider a six-foot metal fence. That would really be an asset to alleviate security concerns. But he said the elephant in the room is traffic.

There being no further input, Mayor Mayefskie asked for a motion to continue the public hearing to the next meeting.

Action: Motion to table the action to April 18th to make time to evaluate the infrastructure requirements and improvements associated with the project.

Motion by: Berry

Second by: McGrath

Vote: unanimous

17. Duke Energy Operations & Training Center Conditional Zoning District

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Cheryl Caines, Development Services, said this item was to consider a request for rezoning from RR Rural Residential to HI Heavy Industrial Conditional District for property for the Duke Energy Operations & Training Center. She showed where the parcel was and said it was designated Innovation Village on the Land Use and Character Plan and currently zoned RR Rural Residential. The area is surrounded by unincorporated land owned by Duke Energy. She explained the reasons for using Conditional District Zoning, and the design goals associated with that. She outlined the proposed standards for the property, including a larger, more opaque buffer adjacent to the thoroughfare, and decreased perimeter buffers and building height.

Catherine Jacobs, Development Services, said that the site could be served by potable water, reclaimed water, and sewer. She said the water would be extended down Cinder Station Road and the sewer would connect to an existing sewer location at Carolina Springs. She said the traffic improvements would include widening across the frontage on Woods Creek Road, and removing part of Woodfield Deadend Road. The Traffic Impact Analysis studied the intersection of Woods Creek Road and Old Holly Springs Apex Road and the site entrance off Woods Creek Road. The development is required to address the identified improvements, including a turn lane into Cinder Station Road, and from Cinder Station Road onto Woods Creek Road.

Ms. Jacobs said that the Development Agreement included a cost share of infrastructure related to the development of Fire Station #3 and the Duke Energy Operations & Training Center, and the reduction of the limits of the Comprehensive Transportation Plan roadway extension.

Matt Beard, Parks and Recreation, said that a ten-foot sidepath would be constructed across the property frontage on Woods Creek Road, connecting to the Oak Leaf Greenway. There is a future Town park across Woods Creek Road that there will be a pedestrian crossing to. This provides connectivity to and from schools as well as within our parks and greenways.

Council member McGrath asked how far it was from the property line to the new elementary school. Mr. Beard said it was more than the 300 feet that would require a connection. He said he was hopeful as part of the 2nd phase, the building of the middle school, they would be able to partner with the schools for a sidewalk connection across the property. He said the Town already has the dedicated right of way. Council member McGrath asked if Duke Energy could be part of that partnership.

Van Crandall, Planning Board Representative, said the Planning Board voted to recommend approval with a vote of 7-1. The one vote against was due to inadequate information. He said Planning Board asked about the type of training offered at the facility, if the fire chief was OK with this location, the reason for the change in Fire Station 3 site.

Mayor Mayefskie opened the public hearing and the following input was received:

Laura Holleman, McAdams, said she spoke on behalf of Duke Energy Carolinas. She said the training would provide service maintenance in the southwest part of the county. There would be up to 100 employees on site, including planners, engineers, leadership, and associated employees. Training would be on distribution repairs, service repairs, and safety training. Heavy Industrial zoning sounds unusual for this, but there wasn't a better choice in the UDO because any kind of utility is automatically HI. She said Duke would build Cinder Station Road. There would be active open space with a walking trail for Duke employees. Street trees along Cinder Station and Woods Creek roads would be 40 feet on center. They will provide 10% tree preservation, even though it is not required for this project. She explained the decreased buffers because the parcel is surrounded by land owned by Duke and it would be a buffer against themselves. She discussed the design requirements and that the fire station would not be held to them, but could opt into them.

MPT Berry asked about the buffering against its own property. He said if Duke sells the property around it, the buffer would not be sufficient. He asked why that wasn't considered. Ms. Holleman said she understands the concern, but the thought was that this doesn't set up well for residential development and Duke isn't planning to sell for residential, so they didn't consider that amount of buffer. Further, they are not a heavy industrial user. If it were a typical office they would have a 10-foot buffer instead of the 20 they are requesting.

There being no further input, Mayor Mayefskie closed the public hearing.

MPT Berry asked about the basis for the percentages in the different sections of the Developer Agreement. John Schifano said they worked at getting the road at 30% due to the linear footage. Duke wanted a 50% cost share because there are two uses, but we typically do a percentage of linear footage. We agreed to 50% on some of the less-meaty things, like the re-use line, and we want to encourage that. It was a back and forth negotiation.

Action: Motion to adopt Rezoning Ordinance RZ23-02 and approve rezoning of 95.59 acres for Duke Energy Operations & Training Center Conditional Zoning District.

Motion by: Wolff

Second by: McGrath

Vote: unanimous

Action: Motion to adopt Development Agreement for Duke Energy Operations and Training Center.

Motion by: Wolff

Second by: McGrath

Vote: Unanimous

18. Semi-Annual UDO Text Amendments

Sean Ryan, Development Services, said this item was to consider amendments to the Unified Development Ordinance (UDO). This is part of the normal twice a year amendments. There are 51 proposed amendments, 3 of them are minor changes involving building height in IVMX District; fence height in Employment/Campus Use Districts; and Foundation Landscaping calculations. There is one major change regarding the Utility Allocation which will become effective with the policy adoption. The rest are technical, clean-up amendments.

Van Crandall, Planning Board Representative, said that the Planning Board recommended approval with a vote of 8-0.

Mayor Mayefskie opened the public hearing and the following input was received:

Mr. Barron said he wanted to address the text change on the NMX district. He said that if this text change is adopted tonight it will kill one of his client's plan's. This client will be submitting in the next few weeks and he asked that the effective date of that part be delayed to May 1st.

There being no further input, Mayor Mayefskie closed the public hearing.

MPT Berry said we discussed the NMX change and said he would support a May 1st effective date for that portion. Secondly, he expressed frustration with the UDO and Comprehensive Plan contradicting each other. He suggested putting money in the budget to hire a consultant to clean it up. Council member Forrest said he agreed that he would like to have another consultant to come in, and agreed to delay effective date to May 1st.

Council member Wolff asked if the number of amendments done since the rewrite is typical for a completely rewritten UDO, or extraordinary. Chris Hills, Director of Development Services, said it was not extraordinary. He said the UDO is a living document. Being the newest document, if things are out of alignment that is why. Staff seeks to bring other plans into alignment with it. The feedback is well taken and staff will dig into it quickly. Council member Wolff compared this to moving into a new-built house, where you have to find the problems and fix them. He feels good knowing that staff is reviewing the document and bringing issues to Council quickly. Randy Harrington, Town Manager, said he understands the feedback and wants it to be a document that works for Council. He said that early on staff was clear that with the UDO there would be some

overlap between groups that applied under the old version and the new version, which could create confusion. Staff was upfront that they would have to come back to Council with updates and changes as we lived with the document, so we are doing what we said we would do.

Council member McGrath said the challenge is that some of these errors are creating more unfunded taxpayer liability. Mayor Mayefskie asked if there would be more rounds of amendments, and whether staff was actively looking for them, or just bringing them as they come across them. Mr. Ryan said that staff is actively looking for contradictions or interpretation issues. With the old UDO that was alive for 20 years, there were 22 supplements, each of which contained two or three rounds of text amendments. Ordinances change as council's priorities change, as new plans are adopted, but also through technical areas where one place is changed and it affects other places that might get missed. Staff's goal is to make sure the Ordinance reflects the policy goals of the Town Council. That is why we bring those changes to Council at least twice a year.

Council member Wolff said that he agreed with delaying implementation of the NMX correction until May 1st. Mr. Ryan said that would be Part 3 of the Ordinance.

Action: Motion to adopt Ordinance 23-08 to adopt the statement of compatibility and approve UDO Text Amendments, with Part 3 effective May 1st.

Motion by: Forrest

Second by: Berry

Vote: unanimous

19. Voluntary Annexation for Norris Crossing

Sean Ryan, Development Services, said this item was to consider annexation of +/- 65.18 acres along Avent Ferry Road for the Norris Crossing subdivision. He showed the location of the property on a map. He said the property owner is Lennar Carolinas LLC, and said the annexation meets all statutory requirements.

Council member McGrath asked if there had been any follow-on conversations regarding Stonemont about connectivity points. Mr. Ryan said they spoke to the applicant and they are committed to working with staff to enhance the traffic calming measures between the two subdivisions to provide additional traffic safety along that connection.

Mayor Mayefskie opened the public hearing and the following input was received: none

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A22-04 to approve annexation of the property included in the application.

Motion by: McGrath

Second by: Forrest

Vote: unanimous

NEW BUSINESS

This item was pulled from Consent for discussion.

14. Ordinance Amendments for Electric Vehicle Parking Stations & Park Operations –

Council member McGrath said he wanted this pulled from Consent. He asked John Schifano, Town Attorney, if for Section 10.2 Paragraph 7. Did we intend to say "parking overnight" or just "during nighttime hours." Mr. Schifano said that is how it is written. Council member McGrath asked if that means that when the charging stops, the car has to be moved. Mr. Schifano said that is technically correct, but there is a proof problem. The intent is to make it clear to an officer that the vehicle must be plugged in, whether the battery is draining or not. Council member McGrath said

this is a fairness issue. If someone wants to charge their car at 4 am and someone else has left their car there overnight, it's not fair. Mr. Schifano asked if he wanted to reword it to say "while actively charging." Council member McGrath said he would change it to "during non-daylight hours" or something like that. Mr. Schifano said that if Council is in agreement with that word change he could write it that way. Council member McGrath said also 12-13, would need the same word change, to keep people who aren't using the park, from parking there just to charge their car. Mr. Schifano said that was the intent of that change. You do not have to bring a soccer ball with you when you charge your EV. Council member McGrath said that more people with EV's are going to show up and he doesn't want fisticuffs. Mr. Schifano asked, to be clear, would he want to maintain the language that you have to be a park user to charge? Council member McGrath said, during park hours, yes. Council member Hewetson said that she thinks that would prevent the same person charging in that space every day. Mr. Schifano said the intent is to say that you need to only be an EV user, not a park user. It is a self-policing problem with the fees that will be charged. An EV user won't habitually park there because the charge is not free. It's not intended to be your only source for charging. EV users have chargers at their homes. Corey Petersohn, Administration, said it was part of partnering with Duke that, whether you are a park user or not, the EV station be available to you to charge.

Council member Wolff asked if anyone on Town staff would have access to the charging data, to see whether a car was charged or not. Corey Petersohn, Administration, said that the equipment is Duke owned and operated, but they could ask. Council member McGrath said that it showed on the station if the car is fully charged.

Randy Harrington, Town Manager, said that staff will ask Duke Energy if there is some penalty for staying plugged in after charging is complete. Mr. Petersohn said much of the equipment does have that feature and staff can check to see if Duke Energy's equipment does.

Action: Motion to adopt Ordinance 23-03 amending the Parks and Recreation and Parking sections of the Code of Ordinance, with the change of 10.2 paragraph 7 to strike "overnight" and add "while actively charging a vehicle regardless of park hours."

Motion by: McGrath

Second by: Berry

Vote: unanimous

A copy of the amended Ordinance 23-03 is attached to these minutes.

OTHER BUSINESS

Council member McGrath said that regarding Mr. Filipov's comments tonight, we constantly talk about the Comprehensive Transportation Plan. He asked how we can we accelerate all our projects. We are increasingly hearing resident frustration, and the frustration level is getting high. Let's figure out how we can use CAMPO, NCDOT and others to fix traffic issues. Secondly, if we have safety concerns, like the development tonight, they become unfunded taxpayer liabilities and we have to find ways to fund them. He said that known safety issues need to be addressed by the developers. MPT Berry said that he agreed.

MANAGER'S REPORT

Randy Harrington, Town Manager, said first he apologized to the Council and the community for the Internet being down and other technology issues we experienced at this meeting. The IT team has been working on it all night, and he apologized. He said that last weekend 27 residents came out for Creek Week cleanup, 140lbs of trash were collected around 6 creeks. Second, we improved a walking trail in the Mims Park area. The inaugural walk was last Monday with a full group. Next Monday, March 27th there will be a second guided hike at Mims Park, with talks about flora, the spring, and GB Alford whose grave is along the trail.

On March 25th there will be a community wide yard sale from 8am-12pm at Ting Park. Spaces are \$10 residents or \$15 for nonresidents. Lastly, SpringFling 2023 at Dick Sears Field from 10 am to noon on Saturday, March 25th. There will be games, activities, inflatables, bunny meet and greets, and an egg hunt at noon.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss three economic development items.

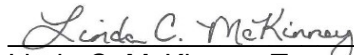
Motion by: Berry

Second by: McGrath

Vote: unanimous

Adjournment: Council member Wolff made a motion to adjourn at 10:20 pm. It was seconded by MPT Berry and passed with a unanimous vote.

Respectfully Submitted on Tuesday, April 18, 2023.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda

Title: Monthly Budget Amendments

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

- Receive monthly budget amendment report.
 - Amendment 1 - Town Manager approved amendment for Public Works equipment.
- Approve the following amendments and adopt the associated project ordinance:
 - Amendment 2 - Monthly operating budget amendment
 - Grants and Special Revenue Fund Capital Ordinance (23-12)

Explanation:

- The budget ordinance for the Town of Holly Springs authorizes the Town Manager to approve inter-department budget amendments within the same fund up to \$50,000 with notification to Town Council the following month.
- Each month, when applicable, the Budget Office will provide a copy of these approved amendments from the preceding month:
 - **Amendment 1** - Town Manager approved amendment of \$35,000 for the purchase of two Public Works offroad utility vehicles for the Streets Division.
- Town Council approval is required for any amendments that increase the total appropriation of transfer greater than \$50,000 between departments:
 - **Amendment 2**- Implements technical corrections and adjustments for accuracy for the Town's cost allocation policy. This amendment provides additional accuracy for when comparing to the upcoming FY24 Recommended Budget.
 - This amendment also includes transferring \$4,000 of operating funds to a project account related to the installation of an additional charging port at the Town Hall commons parking deck.
 - **Grants and Special Revenue Fund Ordinance (23-12)** recognizes \$3,800 in grant revenue and receiving the \$4,000 transfer aforementioned in amendment #2.

Background:

- **Amendment 1** - this amendment does not increase the total appropriation and utilizes existing operational funds.
- **Amendment 2**- this amendment provides technical corrections and adjustments to the town's operating funds

- Every year the Finance Department contracts a cost allocation study that details the services provided by the General fund on behalf of the town's enterprise funds.
- The cost allocation study is based on the prior year's audit, which is not available at the time of budget adoption.
- Once the cost allocation study is complete, adjustments to the budget are often necessary to align to the updated cost allocation study results.
- **The Grants and Special Revenue fund ordinance (23-12)** increases the total fund appropriation from \$5,262,767 by \$7,800 in grants and transfers into a new total fund appropriation of \$5,270,567.
 - Capital project funds include appropriations for all projects within the scope of their respective funds.

Funding Source(s):

FY23 Operating Budget and Capital Funds

Attachment(s):

1. Amendment 1 - Public Works Equipment
2. Amendment 2 - April Monthly Amendment
3. Grants and Special Revenue Ordinance (23-12)

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Public Works

Date: 3/31/2023

Reason for Budget Amendment:

Using current year funds to purchase two gators for Public Works operations.

Expense			
Account #	Account Description	Increase	Decrease
10-422-30-90.02			\$ 15,000
10-422-22-90.02		\$ 35,000	
10-450-005-12.01			\$ 10,000
10-450-005-12.05			\$ 5,000
10-416-12.03			\$ 5,000
Total Expense:		\$ 35,000	\$ 35,000

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Administration **Date:** 4/18/2023

Reason for Budget Amendment:

April Monthly Budget Amendment including cost allocation updates, technical adjustments, and transfer of \$4000 to a project account.

Expense			
Account #	Account Description	Increase	Decrease
10-411-01.10	General Fund - Communications - Salaries & Benefits	\$ -	\$ 1,511
10-411-82.99	General Fund - Communications - Operating Costs	\$ 12,089	\$ -
10-412-11-01.10	General Fund - Administration - Salaries & Benefits	\$ 5,782	\$ -
10-412-11-01.01	General Fund - Administration - Salaries & Benefits	\$ 166,416	\$ -
10-412-11-82.99	General Fund - Administration - Operating Costs	\$ 17,835	\$ -
10-412-12-01.01	General Fund - Human Resources - Salaries & Benefits	\$ 119	\$ -
10-412-12-82.99	General Fund - Human Resources - Operating Costs	\$ -	\$ 1,700
10-412-13-01.10	General Fund - Town Attorney - Salaries & Benefits	\$ 8,346	\$ -
10-412-13-82.99	General Fund - Town Attorney - Operating Costs	\$ 1,487	\$ -
10-412-14-01.10	General Fund - Town Clerk - Salaries & Benefits	\$ 3,477	\$ -
10-412-14-82.99	General Fund - Town Clerk - Operating Costs	\$ 18,603	\$ -
10-413-01.10	General Fund - Finance - Salaries & Benefits	\$ 14,720	\$ -
10-413-82.99	General Fund - Finance - Operating Costs	\$ 14,982	\$ -
10-414-01.10	General Fund - Information Tech - Salaries & Benefits	\$ 259	\$ -
10-414-82.99	General Fund - Information Tech - Operating Costs	\$ 20,296	\$ -
10-422-21-01.10	General Fund - Public Works - Salaries & Benefits	\$ 2,244	\$ -
10-422-21-82.99	General Fund - Public Works - Operating Costs	\$ -	\$ 92,794
10-422-30-01.10	General Fund - Public Works - Salaries & Benefits	\$ -	\$ 866
10-422-30-82.99	General Fund - Public Works - Operating Costs	\$ -	\$ 7,730
10-410-82.99	General Fund - Central Services - Operating Costs	\$ 9,660	\$ -
10-410-82.98	General Fund - Central Services - Operating Contingenc	\$ -	\$ 100,000
30-410-01.10	Utility Fund - Central Services - Salaries and Benefits	\$ -	\$ 27,236
30-410-82.99	Utility Fund - Central Services - Operating Costs	\$ 9,665	\$ -
30-410-02.12	Utility Fund - Central Services - Salaries and Benefits	\$ 17,571	
31-410-01.10	Stormwater Fund - Central Serviecs - Salaries and Bene	\$ -	\$ 5,336
31-410-82.99	Stormwater Fund - Central Services - Operating Costs	\$ -	\$ 2,391
31-410-02.12	Stormwater Fund - Central Serviecs - Salaries and Bene	\$ 7,727	
10-412-15-12.01	General Fund - Administration - Professional Fees		\$ 4,000
10-95	General Fund - Transfer out	\$ 4,000	
Total Expense:		\$ 335,278	\$ 243,564

Revenue			
<i>Account #</i>	<i>Account Description</i>	<i>Increase</i>	<i>Decrease</i>
10-311.01	General Fund - Operating Revenue - Current Year	\$ 91,714	\$ -
Total Revenue:		\$ 91,714	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Ordinance No. 23-12

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

**Grants and Special Revenue Fund Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds effective April 18, 2023

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	2,526,455
Police	370,858
General Government	2,324,691
Parks and Recreation	48,563
Total	5,270,567

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
General Fund Transfers In	2,551,761
Other Grants and Donations	2,370,948
Federal Grants	334,885
Miscellaneous Revenues	12,973
Total	5,270,567

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager or designee is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective April 18, 2023 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of April 2023.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Resolution for Road Name Change for a Portion of Woodfield Dead End Rd to Leland Crest Dr in Carolina Springs

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Beth Trautz, Development Services

Action(s):

Adopt Resolution 23-09 to rename a portion of Woodfield Dead End Rd within Carolina Springs Subdivision.

Explanation:

- Per the town's Address Assignment and Street Naming and Changing Policy (P-040), road name changes require Town Council approval.
- Carolina Springs is constructing its road network and preparing to record Phase 1. The Developer has requested that a portion of Woodfield Dead End Rd be renamed to Leland Crest Dr.
- The Developer is responsible for the road name assignment within Carolina Springs subdivision and requested a road name that relates to the other street names selected for the subdivision.
- The portion of road is located in Holly Springs Town Limits.
- There are no existing addresses on this section of Woodfield Dead End Rd.
- The Developer is responsible for the purchase and installation of the street name blades and poles.
- This road name change will be effective with the recording of Carolina Springs Phase 1 lots and right-of-ways.
- Town staff will send letters to the property owners on the north portion of Woodfield Dead End Rd notifying them of the change.

Background:

- Construction of Carolina Springs Subdivision, Phase 1 is underway. Existing Woodfield Dead End Rd extends north - south through the middle of the subdivision; serving as a main entrance to the residential portion of the subdivision.
- Town Council adopted this 0.47 mile segment of Woodfield Dead End Rd | Secondary Road 115 from the State-maintained highway system in 2020, resolution 20-32.
- The Developer is requesting to change a portion of Woodfield Dead End Rd within the subdivision.
- Approximately 1,740 linear feet of existing Woodfield Dead End Rd from the intersection with Woods Creek Rd to the roundabout that will intersect Carolina Springs Blvd. will be changed from Woodfield Dead End Rd to Leland Crest Dr.

- The portion of road north of the roundabout will remain Woodfield Dead End Rd.
- No homes or existing properties are affected by this proposed change.

Funding Source(s):

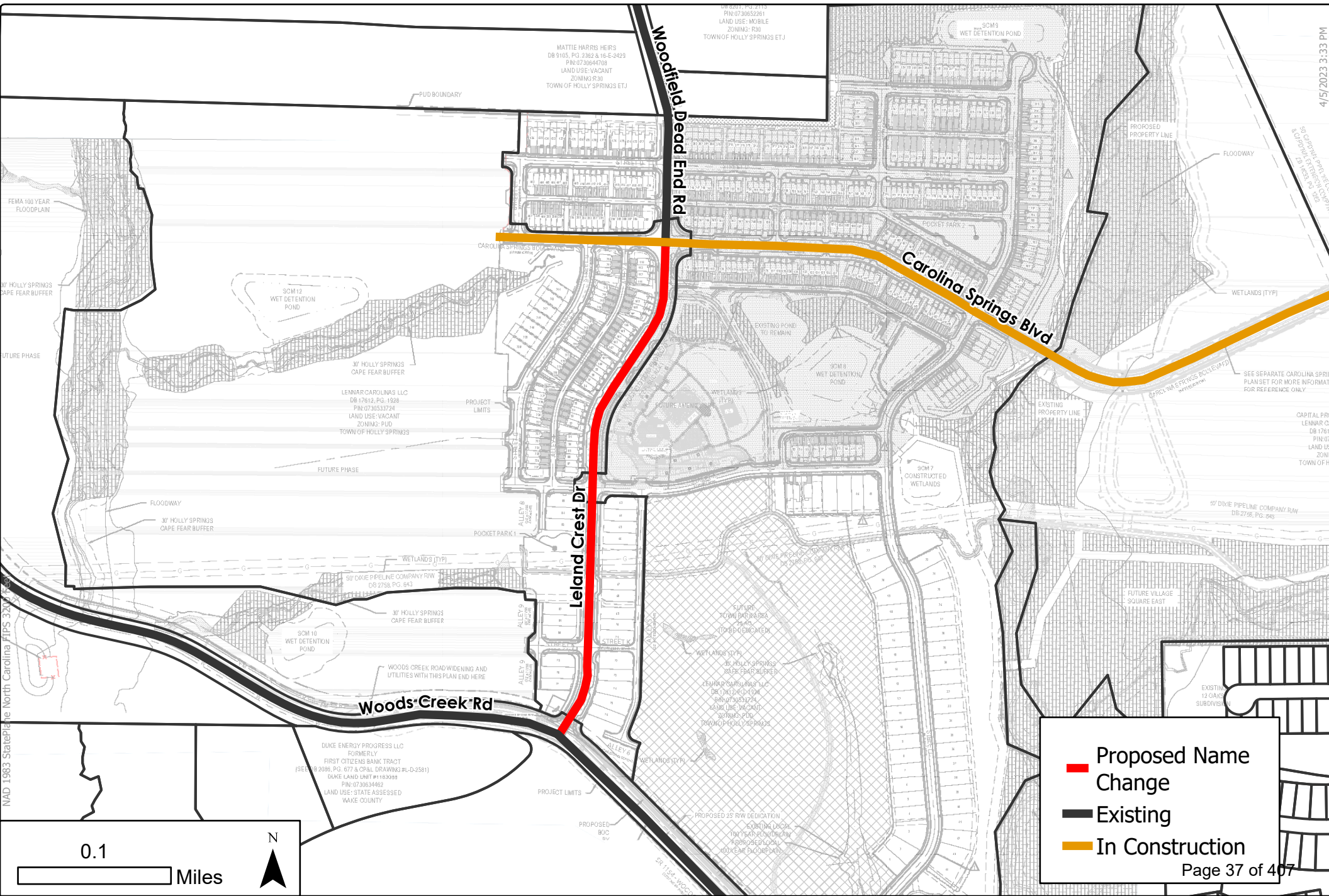
N/A

Attachment(s):

1. CarolinaSprings_Ph1_SitePlan_ProposedRoadNameChangev5
2. 23-09 Resolution renaming portion of Woodfield Dead End Rd to Leland Crest Dr.

Renaming Portion of Woodfield Dead End Rd To Leland Crest Dr

~ 1,740 ft





Resolution No. 23-09

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

**A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL RENAMING
A PORTION OF WOODFIELD DEAD END ROAD WITHIN THE CAROLINA
SPRINGS SUBDIVISION AND THE CORPORATE LIMITS OF THE TOWN
OF HOLLY SPRINGS**

WHEREAS, construction of Carolina Springs Subdivision is underway and the Developer is preparing to record phase 1; and

WHEREAS, the Developer is responsible for the road name assignment within the subdivision and requested a road name that relates to the other street names selected for the subdivision; and

WHEREAS, no homes or existing properties are affected by this proposed change;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. That the approximately 1,740 linear foot portion of Woodfield Dead End Road from the intersection with Woods Creek Road to the roundabout within the Carolina Springs Subdivision will be renamed Leland Crest Drive.

2. That the portion of the road north of the roundabout will remain Woodfield Dead End Rd.

Adopted by the Holly Springs Town Council on this, the 18th day of April, 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Holly Springs Half Marathon Agreement Addendum

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

Approve the Holly Springs Half Marathon Agreement Addendum

Explanation:

- Holly Springs Half Marathon (HSHM) has a memorandum of understanding (MOU) with the Town through November of 2024 for their annual race event in November.
- This addendum to the MOU will add two additional running races, the North Carolina Spring Classic and the Winter Ultra Race to the original agreement.
- By adding the two other races to the MOU, the Town would receive an additional \$4,350 per year, which is equal to the rental rate listed in the Town's annual fee schedule. This additional revenue and/or in-kind amenity donation will be used for greenway improvements per the MOU.

Background:

- Holly Springs Half Marathon (HSHM) has a Memorandum of Understanding (MOU) with the Town through November of 2024.
- This agreement requires the HSHM to make a \$15,000 donation or provide in kind amenities at the same or greater value for town greenways, in lieu of paying rental fees.
- By adding the two extra races to the HSHM MOU, the Town would receive an additional \$4,350 per year, which equals the rental fee that would be charged for the two events. Like the original MOU, this revenue or in kind amenity donation will be used for greenway improvements.
- The additional revenue and/or donations for greenway improvements provide a benefit for both the runners of the HSHM organization but also for the residents and visitors to Holly Springs who utilize the greenways daily.

Funding Source(s):

N/A

Attachment(s):

1. HSHM MOU_Addenduum 1.Final

STATE OF NORTH CAROLINA) FIRST ADDENDUM TO MEMORANDUM OF
) UNDERSTANDING FOR HOLLY SPRINGS
COUNTY OF WAKE) HALF MARATHON

This First Addendum Memorandum of Understanding (“Addendum”), entered into the ____ day of March, 2023, by and between the Town of Holly Springs (the “Town”), a North Carolina municipal corporation, and the Holly Springs Half Marathon (“HSHM”), a North Carolina nonprofit corporation, (together referred to as the “Parties”) hereby sets forth the following terms and understandings of the Parties with respect to this Addendum and revisions to the prior MOU.

WHEREAS, the Town and HSHM entered into a Memorandum of Understanding (“MOU”) on October 13, 2021 which described certain events that HSHM would perform for the benefit of themselves and the public at large, and to what extent the Town would assist in such events; and,

WHEREAS, the Parties have been working cooperatively and successfully under the MOU and desire to continue to do so, making certain changes to that MOU as outlined below; and,

WHEREAS, notwithstanding any change made in this Addendum, the Parties desire to have the MOU remain in full force and effect, and restate the terms and conditions of the MOU within this Amendment;

NOW THEREFORE, in consideration of the foregoing precatory language which forms the basis for this Addendum, the Parties do hereby agree as follows:

1. The MOU allowed HSHM to hold one annual run event (the “Run Event”) around the Thanksgiving time period. This Addendum allows HSHM to hold two additional run events for a total of three run events per year for the years 2023 and 2024, or any additional years upon written approval of the Town’s Parks and Recreation Director or assignee (“Director”). The race events utilizes Town greenways, Veterans, Jones, Sugg, Bass Lake and Womble parks in a nonexclusive manner and in routes approved by the Town.
 - a. HSHM shall hold a “North Carolina Spring Classic” event to take place the last Saturday of April. Unless otherwise agreed to in advance, HSHM shall pay the Town \$1,850 per year for the Springs Classic Race.
 - b. HSHM shall hold a “Winter Ultra Race” event to take place on a Saturday mutually decided upon by the Town and HSHM within 90 days notice, between December 2023 and March 2024. This race will last between 4 and 24 hours. Unless otherwise agreed to in advance, HSHM shall pay the Town \$2,500 for the Winter Ultra Race.
2. In lieu of a race fee payment of a race as described above, HSHM may, at the election of the Town, offer in-kind contributions or volunteer services at the rate of \$26 per hour of volunteer time. In-kind contributions (such as the purchase and/or installation of new equipment or upgrades to existing equipment) shall be approved by the Director and shall be for mutually agreed-upon improvements to Town park facilities. Volunteer services may be at any Town event approved in advance by the Director. HSHM shall make it known to their members that they are volunteers and must comply with all rules and regulations

governing volunteers of the Town of Holly Springs, and must submit to a criminal background check and sex offender registry check. Any combination in-kind contributions, volunteer time, and fee payment must be reconciled to equal the race fee total(s) within 6 months of the respective race date.

3. Any changes to the race date, race location, or theme of the race shall be approved in writing by the Director no later than 90 days prior to the race event.
4. Paragraph 13 shall be amended to allow HSHM to maintain insurance in the amount of \$1 million per occurrence and \$2 million in aggregate, with the remaining terms of this paragraph unchanged.
5. The Town agrees to refrain from entering into any other agreements or approvals with other parties seeking to do a half marathon or ultra race where the other party is planning a run event thirty (30) days before or after the HSHM events.
6. All other terms and conditions of the MOU not inconsistent with the above changes shall remain in full force and effect and are hereby incorporated into this Addendum.

This the ____ day of April, 2023

FOR HSHM

FOR THE TOWN

[Town standard signature page attached]

TOWN OF HOLLY SPRINGS
CONTRACT SIGNATURE PAGE

NOTICE TO ALL CONTRACTORS & VENDORS:

Notwithstanding anything to the contrary in your contracts, this Contract is valid and enforceable only on the following conditions: Any language in the attached contract purporting to create an indemnity against the Town (other than for (1) environmental conditions on Town property; or (2) negligence of Town employees) is hereby stricken and given no effect. Any provision for forum selection or choice of law other than the situs of this contract (Wake County, North Carolina) is hereby stricken and given no effect. The signatures below are only effective upon your acceptance of the foregoing. In the event that you do not accept this notice and modification, inform the Contract Manager/Contact listed below immediately. Hereby incorporated is the attached Non Appropriations Clause. For contracts obligating a town expenditure exceeding \$2500, a PO is required.

VENDOR SIGNATURE:

I certify the above language is acceptable and I certify that as a vendor I am not on the list(s) at www.nctreasurer.com/iran.

_____ Date: _____

Printed Name & Title: _____

Approved as to form:

Town Contact: _____

John Schifano, Town Attorney

Finance Approval: _____

Brent Quick

PO Number: _____

This instrument has been pre-audited in the manner described by the Local Government Budget and Fiscal Control Act.

Tina Stroupe, Director of Finance:

By: _____

Randy Harrington, Town Manager

ATTEST:

(Town Seal)

By: _____

☐ Linda McKinney, Town Clerk

☐ Kathy White, Deputy Town Clerk

NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED IN THE SOLE DISCRETION OF THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT IS IN EFFECT; PROVIDED, HOWEVER, THAT ANY FAILURE OR REFUSAL BY THE TOWN TO APPROPRIATE FUNDS WHICH RESULTS IN THE FAILURE BY THE TOWN TO MAKE ANY PAYMENT COMING DUE HEREUNDER WILL IN NO WAY OBVIATE THE OCCURRENCE OF THE EVENT OF DEFAULT RESULTING FROM SUCH NONPAYMENT. NO DEFICIENCY JUDGMENT MAY BE RENDERED AGAINST THE TOWN IN ANY ACTION FOR BREACH OF A CONTRACTUAL OBLIGATION UNDER THIS AGREEMENT AND THE TAXING POWER OF THE TOWN IS NOT AND MAY NOT BE PLEDGED DIRECTLY OR INDIRECTLY OR CONTINGENTLY TO SECURE ANY MONEYS DUE UNDER THIS AGREEMENT.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Grants Policy

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

Adopt the Grant Policy (P-051).

Explanation:

- The purpose of the Grant Policy is to establish a uniform method for submitting grant applications and grant acceptance approvals for the town.
- The policy enables staff to maximize external financial resources by utilizing federal, state, county, private foundation, and corporate grants.
- The policy recognizes that when any employee of the town applies for, accepts, and administers a grant, it has town-wide implications. The town, rather than the individual, assumes responsibility for administering the grant and the financial obligations in accordance with the applicable provisions of federal, state, and local laws, regulations, contracts, and grant agreements.
- The grant policy will enable staff to continue to seek funding sources for particular strategic areas identified by the Mayor and Town Council such as:
 - Public safety
 - Infrastructure projects such as streets, water, and sewer
 - Parks and Recreation
 - Economic Development / Downtown (re)development
 - Technology / Innovation
- The policy establishes approval authority for when the town can seek a grant application, the application process, and sets limits for application when a local government match is required.

Background:

- In FY23, Town Council approved two grant positions, a Grant Writer and Grant Accountant.
- These positions have enabled the town to become more competitive in applying for and being awarded grants from county, state, and federal sources.
- Town staff provided an overview of the policy and solicited feedback at the April 11 Town Council Workshop.

Funding Source(s):

Town Operating Budget and Community Investment Plan (CIP)

Town Council Business Meeting
April 18, 2023

Attachment(s):

1. Grant Policy P-051

 Holly Springs, N.C. Policy & Procedure Statements of the Holly Springs Town Council	P-051	
	Grant Policy	
	Prepared By:	Corey Petersohn
	Department:	Administration
	Date Approved:	4/18/23
	Effective Date:	4/18/23
	Supersedes Old #:	N/A
	Old Effective Date:	N/A

SECTION 1: PURPOSE

- A. To establish a uniform method for submitting grant applications by agents or employees of the Town where the Town is an applicant of an external grant award.
- B. To maximize external financial resources by utilizing federal, state, county, private foundation and corporate grants while protecting the integrity of the Town's strategic goals, operating budget, and long-term financial conditions.
- C. To recognize that when any employee of the Town of Holly Springs applies for, accepts, and administers a grant, it has Town-wide implications. The Town, rather than the individual department, assumes the responsibility for administering the grant and the financial obligations in accordance with the applicable provisions of federal, state, and local laws, regulations, contracts, and grant agreements.

SECTION 2: DEFINITIONS

- A. Grant: A contribution of a gift of cash or other assets to be used or expended for a specific purpose, activity, project or facility. Grant agreements usually specify the maximum amount of funding, the scope of work to be done, the grant period (e.g., single- or multi-year), and any special conditions applicable to the grant.

SECTION 3: GUIDELINES

In order to apply for grants from a governmental or private agency, the following guidelines must be met:

1. Departments may pursue grant funding for projects that align with the Town's strategic plan and/or departmental mission. Council approval is required for exceptions to this guideline.
2. The department director must approve the funding program prior to development of a proposal or application.
 - a. Before beginning an application, the related department must assign a staff member as a point of contact and responsible representative for the grant application process.
3. Departments should identify funding in the base operating budget or appropriated Community Investment Plan (CIP) funds for any required local match.
 - a. Grant applications may require future Town matching funds that are not yet appropriated. The following chart sets forth the approval level based on the Town future match requirement for:

Town Match	Approval Level	Funding Source
No Match Required	Director Approval	n/a
\$0 – 10,000	Director Approval	Department's base operating budget
\$10,001 – 100,000	Town Manager	Future operating budget or capital project
\$100,001+	Town Council	Future operating budget or capital project

Note – this does NOT appropriate funds. Upon grant award, Town Council approval is required for any appropriation that increases the total budget of any Town fund.

4. The Finance Department and the Office of Budget, Innovation, & Strategy must approve applications PRIOR to submission to the funder.
5. The requesting department will coordinate as needed with human resources, legal, and any other operationally affected departments prior to application submission.
6. It is ultimately the responsibility of the requesting department to submit all applications and supporting documents to the funder organization in full and on time.
 - a. The Office of Budget, Innovation, and Strategy will assist when possible in grant writing and the application process.
 - b. To ensure proper planning, departments should contact the Town's Grant Writer and Budget Director as early as possible in the planning process.
7. Upon receipt of notification of award from the funding organization, department staff must notify the Finance Department, the Office of Budget, Innovation, and Strategy, and any operationally affected departments. Include:
 - a. Award amount
 - b. Town match requirements
 - c. Date of the award
 - d. Start and end date of the grant (if applicable)
 - e. Description of the anticipated use of the grant funds
8. Town Council must approve the appropriation of any grant funding that increases the total appropriation of any Town fund.
 - a. The Office of Budget, Innovation, and Strategy will submit for Town Council approval any necessary budget amendments or capital project ordinances necessary for associated budget increases at the next monthly or quarterly budget amendment.

9. Awardee departments must work in coordination with the Finance Department to ensure all financial reporting or reimbursement requirements are met in a timely manner.

End of Policy Statement No. P-051

Approved by the Holly Springs Town Council, this, the 18th day of April, 2023.

Linda McKinney, Town Clerk



(Town Seal)



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 12.

Public Hearings

Title: Main Street Vista Conditional Zoning District and Development Agreement 22-REZ-06 - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

1. Resume Legislative Public Hearing from March 21, 2022, if needed.
2. Adopt, deny, or defer Rezoning Ordinance RZ23-01 to approve rezoning of 11.71 acres from NMX Neighborhood Mixed-Use to DMX CD Downtown Mixed-Use Conditional Zoning District.
3. Approve or deny Development Agreement

Explanation:

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to NC General Statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request to rezone 11.71 acres located on the northeast corner of Holly Springs Road and N Main Street from NMX Neighborhood Mixed-Use to DMX CD Downtown Mixed-Use Conditional Zoning District.
- The Conditional Zoning District allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the Unified Development Ordinance (UDO).
- Conditional Zoning District proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- Proposed modified standards include reduced maximum front yard setbacks, larger setbacks and denser buffers adjacent to the Windward Pointe subdivision, building height, building materials, and horizontal building length maximum on residential-only buildings. Additional standards have been proposed for open space design and landscaping.
- A proposed conceptual plan was provided with the rezoning request, which shows the perimeter buffers, open spaces, street network, pedestrian connectivity, and general locations for future uses. The future uses will include Residential Mixed-Use (live/work), Multi-Family Residential, and Commercial Mixed-Use.
- The developer has worked with the Town on a Development Agreement with the following

Planning Board Meeting
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terms:

- Cost share (System Development Fee Reimbursement) for sewer infrastructure improvements including:
 - Taking the existing Omni Pump Station offline and reroute the existing wastewater flow through gravity lines on N Main Street that will be served by the Twelve Oaks Pump Station.
 - Upgrading existing gravity sewer lines located on N Main Street.
 - The system development fees are approximately \$3,370,000 to be paid by the developer and the maximum reimbursement is \$1,500,000 for utility infrastructure work that has been successfully and completely installed and inspected by the town.
- Variation in Parks & Recreation Fees-in-lieu calculation to account for higher than average land value.
- Transportation improvements including:
 - Construction of a right-turn drop lane along N Main Street to extend from the site access to the Holly Springs Road intersection and a sidewalk connection.
 - Extension of the existing right-turn lane along Holly Springs Road at the intersection with N Main St to the proposed site access.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 2/28/2023:

- Left turns at the 3rd Street intersection are a safety concern.
- Concern that this mix of uses is not the best use of the site and that residential units may not be affordable.
- Addition of crosswalks at 3rd Street or somewhere along Holly Springs Road to allow residents to safely walk to the Post Office.
- The timing of approving more development and infrastructure improvements. The proposed road improvements do not fully address the additional traffic. The infrastructure needs to be in place before additional development is approved and more traffic is added to the system.

Planning Board Recommendation:

The Planning Board recommended approval (5-3) [1 absent]

Those voting against the motion noted the following reasons:

- The timing of road improvements and public infrastructure funding is not aligned with development approvals. Additional improvements need to be made prior to additional development being approved and more traffic is added to the system.
- Concerns about traffic movements and safety at the 3rd Street intersection.

Staff Note: The applicant has made one modification to the building facade standards in the Design Manual following the Planning Board meeting. The change would allow more Type 2 materials (wood or fiber cement siding, stucco, or similar materials) and fewer Type 1 materials (brick, stone, pre-cast concrete, or similar materials) for mixed-use buildings. This change is meant to more accurately reflect the example building elevations presented in the Design

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Manual and not related to any discussion or request by the Planning Board. The specific change is to require 75% Type 1 materials on the 1st floor and 30% on upper levels, as opposed to the original 60% Type 1 materials on the entire building. Town Staff is not opposed to the proposed change.

Background:

- This item was reviewed by the Town Council at a Public Hearing on March 21, 2023 and continued to April 18, 2023.
- The site was rezoned from LB Local Business to NMX Neighborhood Mixed-Use on March 1, 2022 as part of the 2022 UDO update.
- A Development Plan was approved on December 2, 2008 (Holly Springs Corporate Center) for PIN 0649939744 along Holly Springs Road. The development was not constructed, and the approval has expired.
- Town staff provided an overview of the terms of the Development Agreement at the April 11 Town Council Workshop.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ06_MainStVista_PBStaffReport_022723 (1)
2. 22REZ06_MainStreetVista_PetitionPackage
3. 22REZ06_Main Street Vista Master Concept Plans
4. 22REZ06_MainStreetVista_DesignManual
5. Main Street Vista Dev Agreement_TOWN COUNCIL VERSION



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Main Street Vista 22-REZ-06

PETITIONER(S):

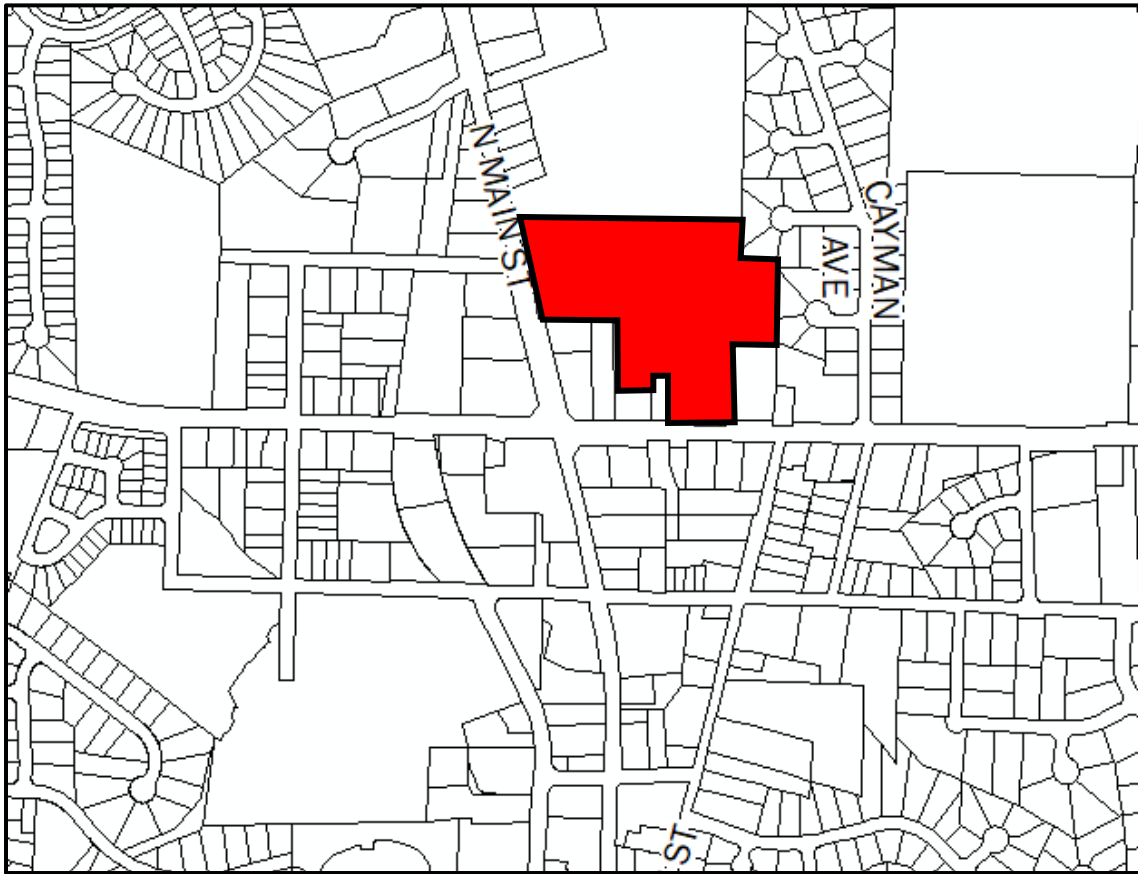
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

DEVELOPER(S):

Vista Residential Partners
2964 Peachtree Rd., Suite 585
Atlanta, GA 30305

OWNER(S):

Various, see Parcel
Information

LOCATION:

☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 28, 2023

Public Hearing and Town Council Action: March 21, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
JFT Properties LLC	0649933963	NMX Neighborhood Mixed use	5.40 acres
	0649937653		2.99 acres
133 Holly Springs Road LLC	0649935427		0.88 acres
Randall S Adamson LLC	0649936510		0.27 acres
Bhana Real Estate LLC	0649939744		1.97 acres
TOTAL			11.51 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	NMX Neighborhood Mixed Use	Vacant
North	NMX Neighborhood Mixed Use	Vacant
South	NMX Neighborhood Mixed Use & SR Suburban Residential	Office, Detached single family dwellings
East	SR Suburban Residential	Detached single family dwellings
West	NMX Neighborhood Mixed Use	Retail/restaurants

PROPERTY HISTORY	
Rezoning History	Development Plan History
Rezoning Number: 22-REZ-01 (Zoning Reassignment)	Development Plan Number: 08-DP-10
Original Zoning: LB Local Business	Project Name: Holly Springs Corporate Center
Proposed Zoning: NMX Neighborhood Mixed use	Approved by Town Council December 2, 2008
Approved by Town Council on: March 1, 2022	Status: Expired (not developed)

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	NMX Neighborhood Mixed Use	DMX Downtown Mixed Use Conditional Zoning District (CD)
Future Land-Use Designation	Downtown Village District	Downtown Village District

DEVELOPMENT AGREEMENT SUMMARY
The developer is working with the Town on a Development Agreement with the following anticipated terms: Improvements to downstream sanitary sewer infrastructure.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 11.51 acres located in the northeast corner of Holly Springs Road and N Main Street from NMX Neighborhood Mixed Use to DMX CD Downtown Mixed Use Conditional Zoning District.

Zone Map Change Request:

The DMX Downtown Mixed Use zoning district allows serves as the central core of Holly Springs and includes the traditional downtown area along Main Street. It supports a compact, pedestrian-friendly development patter with a mix of vertical and horizontal land uses including the proposed uses which will be incorporated into the future development such as multi-family, live-work units, and commercial uses.

Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Ground Floor Area	50,000 sq ft per building	105,850 sq ft
Exterior Setback - Single Story Adjacent to Windward Pointe Subdivision	10 ft	30 ft
Exterior Setback – Multi-story adjacent to Windward Pointe Subdivision	10 ft	70 ft
Exterior Setback adjacent to other Residential Districts (minimum)	10 ft	5 ft
Exterior Setback to Adjacent Commercial	0 ft	5 ft
Interior Setbacks – Front	0 ft minimum/20 ft maximum	0 ft minimum/10 ft maximum
Interior Setbacks (Side and Rear)	0 ft	0 ft minimum/10 ft maximum
Building Height minimum	24 ft/2 stories minimum	25 ft/3 stories minimum
Building Height maximum	60 ft/4 stories	60 ft/5 stories
Minimum Ground Floor Story:	14 ft. non-residential	
Mixed Use Buildings	N/A	15 ft
Live/Work Buildings		10 ft 8 in
Leasing Office/Amenities Bldg		13 ft 8 in
Residential Buildings		10 ft 8 in

Permitted Uses (UDO Section 3):

Use	DMX	POD 1	POD 2	POD 3	POD 4	POD 5
Apartment Dwelling - See Note 2	PS	X	X	X	X	X
Attached Dwelling	P		X	X	X	
Bed and Breakfast	PS	X	X	X		X
Hotel	P	X	X	X		X
Inn	P	X	X	X		X
Business Services	P	X	X	X	X	X
Childcare Center	PS	X	X	X		X
Medical Office	P	X	X	X		X
Office Use	P	X	X	X	X	X
Personal Services	P	X	X	X	X	X
Veterinary Clinic/Hospital	P	X	X	X		X
Amusement (Indoor)	PS	X	X	X	X	X
Bar/Nightclub/Tasting Room	PS	X	X	X		X
Food/Restaurant Uses	P	X	X	X		X
Retail Uses	P	X	X	X		X
Theater	P	X	X	X		X
Civic Building	PS	X	X	X		X
Community Support Facility	P	X	X	X	X	X
Assembly	P	X	X	X	X	X
Religious Use	P	X	X	X		X
School (Commercial, Trade or Business)	P	X	X	X		X
Fitness Facilities	P	X	X	X	X	X
Recreation Facility, Indoor	PS	X	X	X	X	X
Parking Garage	PS		X	X	X	
Solar Energy Systems-Small	A	X	X	X	X	X
Transit Station/Terminal	P	X				X
Wireless Telecommunications Equip- ment	PS	X	X	X	X	X
P = Permitted, PS = Permitted Use with Additional Standards SUP = Special Use Permit, CD = Conditional District, A = Accessory Use Notes: 1. PS and SUP uses shall follow all applicable additional standards outlined in the UDO. 2. Standalone apartment buildings shall be permitted in PODs 2,3, and 4.						

Gathering & Open Space Additional Standards:

KEY ELEMENTS

- » Urban civic space shall be met by introducing a central village green that will be available for all residents and business patrons alike. This green shall contain the following elements: water fountain feature, benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The minimum overall open space provided shall be .75 acres.
- » The multifamily residential component shall be served by a private active recreation open space area and shall contain the following features: clubhouse/main amenity (minimum of 7,000 sf) as well as a pool (minimum size of 1,200 sf).
- » Plazas shall be required at corner entries along buildings that face the central village green and will feature decorative pavers.

Landscaping (UDO Section 5)

	UDO Standard	Proposed Standard
Perimeter Buffers:		
North	Large Deciduous trees planted 40 feet on-center	5 ft – Type A
West		10 ft – Type A
East		30 ft – Type C (opaque) adjacent to Windward Pointe Subdivision 5 ft – Type A not adjacent to Windward Pointe Subdivision
South		10 ft – Type A
Additional Standards:		
KEY ELEMENTS » Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures. » Placemaking shall be encouraged which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings. » Decorative street signs shall be utilized throughout the development in accordance with Town detail HS361. » All traffic bollards shall be black or match the primary building facade color. » Whenever foundation landscaping is not feasible, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services. » To encourage sustainable design, the use of living walls shall be encouraged. » Street trees shall be required to be placed every 40 feet along the interior access drive.		

Building, Site & Subdivision Design (UDO Chapter 8)

	UDO Standard	Proposed Standard
Building Design Standards		
Encroachments	UDO Section 8.2.F – Forecourts may be used to provide entry yards or for	Forecourts may be incorporated into the ground floor levels of the mixed use buildings with a minimum horizontal clearance of 8 ft. and a minimum vertical clearance of 10 ft.

	outdoor dining, display of merchandise, and/or entries to individual tenants or units. Awnings, canopies & marquees. May extend a maximum of 8 feet from the building into the right-of-way.	Awnings & canopies incorporated into the mixed -use buildings and live/work units with a maximum projection of 5 ft into the pedestrian right-of-way.
Façade Standards	UDO Section 8.2.G.4.a Façade Materials Residential: 35% minimum brick, stone, split-face block, architectural or precast concrete; no more than 3 colors Commercial/Mixed Use: 60% brick, stone, split-faced block, architectural or precast concrete; no more than 3 colors	FACADE STANDARDS The following shall be in place of UDO Section 8.4. G.a » Brick (maximum of three (3) colors; » Cut stone (maximum of two (2) colors, dimensions minimum 8" x 16" and maximum 18" x 36"; » Fiber cement panels with battens (maximum three (3) colors); » Fiber cement panels with reveals (maximum three (3) colors); » Fiber cement lap siding (maximum two (2) colors); » Fiber cement trim boards (maximum 3 colors); » Vinyl windows; » Prefinished aluminum storefront; » Prefinished metal trim and copings; » Prefinished metal canopies; » Fabric awnings; » Metal railings (painted - dark gray, dark bronze or black) » Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding. » The secondary facades of all-residential buildings shall consist of at least 10% of brick or stone with the balance consisting of fiber cement panels and lap siding. » Primary facades of mixed-use buildings (including live/work units) shall have a minimum of 60% brick or stone with the balance fiber cement and fiber cement lap siding and metal panel. » Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building. » There will be no large expanse of blank walls exceeding 20' in length. » Different brick colors, textures and finishes shall be used to create different architectural looks. » Storefronts use any number of colors and materials to achieve individual character
Bulk & Massing	UDO 8.2.G.4.b. Horizontal Variations (all buildings) – at least 2 horizontal variations shall occur for any façade representing a discernable building base, middle and top along the entire length of the façade.	Building tops shall consist of varieties of parapet heights, contemporary projected parapets with large brackets, contemporary stylized cornices, coping terminating large volumes and roof overhangs with brackets where sloped roofs are incorporated. Proposed buildings shall not be required to meet horizontal variations, and maximum building lengths.

	Maximum Building Length (residential) – Maximum building wall length for apartment dwellings is 250 ft.	
Human Scale Elements	UDO Section 8.4.G.e Facades shall incorporate a minimum of 2 continuous or repeating details within the first 15 ft of the building façade, measured vertically from grade	Create human-scale design at the ground level with a minimum of three (3) elements such as decorative lighting, living vegetative walls, soldier course brick details, medallions, friezes, and/or trellises.

PLANNING & ZONING

Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as Places to Transform. These places provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment- increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use:

The subject property is designated as Downtown Village District on the Future Land Use map. This district acts as a destination for residents and visitors and includes two activity centers. The subject property is located within the downtown core, which supports a compact development pattern with a mix of uses (horizontal and vertical) and high-quality architecture. Public spaces, plazas, and civic spaces promote social interaction and celebrate the Holly Springs community. Uses and buildings are on small blocks with streets designed to extend a grid network. Buildings may stand two to five stories tall and include civic, retail, restaurant, office or entertainment uses with multi-family residential above. Non-franchise architecture is encouraged to maintain the unique character and historic preservation should be a priority.

Key characteristics include:

- Lots are rear loaded to emphasize walkability and less reliance on the automobile
- Parking is satisfied using on-street, structured, and shared rear lot parking
- Open spaces are more formal in nature
- Specimen tree preservation is encouraged

- Lots are relatively small with a high percentage of frontage buildout along the street
- Front setbacks are small or there may be no front setback at all
- Sidewalks and bike facilities provide links to adjacent neighborhoods
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Establish Mixed use Activity Centers Throughout Holly Springs
- Suburban Remix
- Context-Sensitive Infill Development Choices
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-5: Encourage Infill Development & Redevelopment Inside Town Limits
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-6: Promote Compact Mixed Use Development in Appropriate Character Areas
- CC-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street
- CC-17: Provide Street Furniture and Lighting That Enhances the Character of the Town

Village District Area Plan

Land Use

The Village District Area Plan has the project area designated as Mixed Use. The Mixed Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

To become that vibrant center in the community, the Village District must continue to develop and, over time, introduce a greater mixture of land uses. Achieving this mixed use environment depends heavily on the willingness of the private development community to make investments in the Village District that are consistent with the Town's vision.

Land Use Policies that apply to this project include:

- LU-1. Encourage development that is consistent with the VDAP (see Figure 3). The Market Study indicates that the Village District is "well-positioned to capitalize on the increasing popularity of urban mixed use environments that attract residents, workers, shoppers, diners, and visitors." By encouraging the range of uses shown on the VDAP, especially those that the market will support, the Village District will more readily transform into a destination.

- b. Encourage uses that will generate demand for other uses. For example, office uses will increase the number of people working in the Village District, which will in turn drive the demand for restaurants and retail uses.
 - c. Integrate open spaces, such as parks and plazas, into or adjacent to new development and redevelopment. Such spaces should accommodate small events and programs, provide a place for community members to gather, and incorporate play areas for children.
- LU-3. Attract more private investment.
- b. Demonstrate continued commitment to the area with additional public investment. This may result in reduced costs to the developers, thereby making the choice to develop in the Village District more feasible than other locations in and around Holly Springs. As recommended in the Market Study, the Town should participate in small projects that link existing and proposed amenities and civic anchors, creating a true pedestrian-oriented area. Projects that might stimulate private investment include streetscape improvements and public parking.

Transportation, Access & Circulation

Creating true accessibility will require the provision of clear and safe routes through the district in the form of an enhanced, well-connected street network with facilities to accommodate motorized and non-motorized traffic.

Transportation, Access & Circulation Policies that apply to this project include:

- TAC-2. Create gateways to invite traffic into the Village District at appropriate points. Such gateways should consist of signage at key intersections (Holly Springs Rd / Main Street and NC 55 Bypass / Main Street) and landscaping and other improvements at the round-a-bout to the south and Earp Street to the north that signal that transition into the Village District.
- TAC-3. Require all new development and redevelopment to be consistent with the VDAP map. Most new streets and street improvements will be provided through private development; the Town should require streets be built in accordance with the recommendations of this plan and in a configuration that is consistent with the street network shown on the Plan maps. Special attention should be given to the following:
 - b. Require that all street design be subject to engineering studies such as the following:
 - Roadway details
 - Parking layout
 - Cross access
 - Driveway access
 - d. Require street connectivity to adjacent public streets.
 - All new non-residential development should be required to provide a minimum of one stub-out to adjoining parcels where deemed feasible.
- TAC-5. Allow and encourage cross-access easements. Cross-access easements allow the crossing of one property to access adjoining parking and driveways. This provides for more efficient parking configurations, reduces traffic on the public street, and minimizes the need for driveways, which in turn minimizes turning movements.
- TAC-6. Include bicycle and pedestrian facilities to ensure that both are convenient options for traveling to and through the Village District. Pedestrian accommodations include sidewalks as well as benches and other seating areas.

- b. Build sidewalks and close gaps along existing collector streets (Holly Springs Road, Raleigh Road, and Ballentine Street).
- c. Install sidewalks on Main Street from Third Street to Maple Avenue.
- f. Provide pedestrian accommodations as a part of development and redevelopment along all roadways.

Streets and Streetscape

Streetscape enhancements should be incorporated in a fashion that builds on recent improvements, further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

Streets and Streetscape Policies that apply to this project include:

- SS-1. Change the face of Main Street. Appearance is an important part of distinguishing the Village District from other areas of town. Main Street is the face, or front door, of the Village District and therefore should exhibit features that characterize it as an important street in the town. A successful “Main Street” is well-designed, defined by a strong building edge, and enhanced by features that blend to create a unique, appealing streetscape. Equally important is turning Main Street into a pedestrian-oriented area while ensuring sufficient movement of vehicular traffic.
 - a. Require buildings to be located close to Main Street, and require primary building entrances to be oriented toward Main Street. Encourage building configurations and locations that fill in gaps in the building edge. Parking should be located to the rear of buildings (or toward the interior of the block) to minimize parking lot interruptions on the building edge.
 - d. On street parallel parking should be incorporated through restriping.
- SS-3. Provide on-street parking, or require on-street parking to be incorporated as streets are improved over time through private development.
- SS-4. Improve streetscape and street aesthetics (e.g., pedestrian lighting, street trees, wide sidewalks, street furnishings, etc.).

Development Design / Form

Good architectural design and building form contributes immensely to a great urban fabric. Scale, façade articulation and texture define the public and private spaces. The Village District is envisioned to have a compact form that locates a variety of uses in close proximity

Development Design / Form Policies that apply to this project include:

- DDF-2. Encourage a compact form of development organized to create a continuous building edge. These edges along public streets and spaces define the public realm and give streets and spaces a scale that is more conducive to pedestrian activity. Varying the setbacks allows for the incorporation of sidewalk / outdoor seating and display areas that also add variety to the streetscape.
- DDF-3. Encourage building heights of two to four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3 A)

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site’s natural character;

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

The proposal will not significantly alter the site topography and larger buffers are proposed between the site and the Windward Pointe subdivision to the east. The site was previously cleared and few mature trees remain. Future building placement will also ensure new construction is respectful of existing surroundings. An existing on-site wetland is being preserved in the NW corner of the site along N Main Street (conservation area).

The site is located within the Village District Area Plan. Future development will be at a higher density with a variety of uses in close proximity to one another. Uses will include commercial, live/work units, and multi-family residential in mixed use and residential only buildings. Sustainability elements will be incorporated such as Energy Star Appliances, light color and heat reflective roofing on flat roofs, and exceeding minimum energy conservation standards.

Buildings will front N Main Street, Holly Springs Road, or new internal streets. Internal buildings will be centered on a Village Green with a pedestrian focused environment. Plazas are required at building corners fronting onto the public village green. Parking is located on-street or behind buildings. Streets are designed with street trees in the sidewalk with grates, planters, plazas, and other public realm elements which will help activate the street.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for both the N Main St and Holly Springs Rd frontages of this proposed development.

The applicant has shown a 10' Sidepath across the project frontage on Holly Springs Rd as well as the N Main St frontage.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development. The amount of this fee calculation is expected to be memorialized in the Development Agreement between the Town and the Developer.

CIVIL IMPROVEMENTS

Potable Water:

With this development, connection will be made to existing watermain in North Main Street and Holly Springs Road. Watermain will be extended with the development of this project along the proposed internal street to create a looped connection.

Sanitary Sewer:

A connection to the existing sanitary sewer main on N. Main is shown and will be provided to serve this development.

A downstream sewer evaluation was completed as part of this Rezoning request. The Study evaluated taking the Town's existing Omni Pump Station off-line with this development and extending new sanitary sewer main along N. Main Street to connect to existing infrastructure. The sewer evaluation recommended upgrades to the existing downstream sewer infrastructure along N. Main Street and terminating near Sportsmanship Way. These upgrades will be performed as part of this project to accommodate the additional impact from the proposed development.

Transportation:**Traffic Study:**

A Traffic Study was completed with this project as required by the NCDOT and the Town. Based on its anticipated traffic generation, a Tier 2 Traffic Study: Site Specific Traffic Assessment (SSTA) was required. Improvements identified in the Traffic Study are listed below.

- Convert 3rd Street and Site Access to a directional crossover intersection (right-in/ right-out, left-over).
- Construct a northbound right turn drop lane on North Main Street at site access and extending to Holly Springs Road.
- Install 75' straight taper into Site Access on Holly Springs Road.
- Extend the westbound right turn lane on Holly Springs Road at North Main Street to the site access.
- Retime the traffic signal at North Main Street and Holly Springs Road.

The items identified in the TIA satisfy the Town's Comprehensive Transportation Plan and Unified Development Ordinances requirements for improving property frontage.

The proposed internal roads deviate from Engineering and Design cross section in lane width from 11' to 10'. This is to match the CTP cross section LC-2A to accommodate street parking.

ZONE MAP CHANGE ANALYSIS

The site is designated Downtown Village District on the Future Land Use Map, and is within the designated mixed use area of the Village District Area Plan. The Downtown Village District core area is to have compact development patterns with a mix of land uses. Buildings are located on small blocks with plazas and public spaces. Parking is located behind buildings with formal on-street parking. Compact urban development patterns prioritize the provision of formal public spaces. Front setbacks are small with a high percentage of building frontage along the street.

The proposed DMX CD zoning, uses and development standards are consistent with both the Future Land Use Plan and Village District Area Plan. A mix of uses are proposed in close proximity to existing residential neighborhoods and other commercial businesses, which increases walkability. Multiple public and private open spaces within the development will provide outdoor areas for future site residents and visitors and create a village atmosphere. New streets through the site provide vehicular and pedestrian connectivity to the surrounding street network.

LAND USE ADVISORY COMMITTEE DISCUSSION

The Land Use Advisory Committee discussed the initial concept for this project on November 2, 2021

Planning Board Representatives: Ernie Carpico

Town Council Representatives: Christine Kelly

Summary of Discussion:

- Support in extending the DMX zoning north from the current core of the downtown to this area, but attention needs to be given to pedestrian and vehicular transportation connections to the site.
- Coordination with other projects in the area needs to be considered.
- Encouraged coordination with the owners of the properties at the corner of N Main and Holly Springs Road for integration or encompassing the area into this project.
- The important to capture the old Holly Springs character and consider how this development would impact the current residents with traffic/displacement/tree preservation.

PLANNING BOARD RECOMMENDATION

ACTION #1:

PLAN CONSISTENCY STATEMENT:

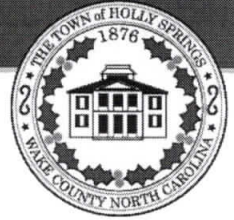
The requested zone map change from NMX Neighborhood Mixed Use to DMX Downtown Mixed Use Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Downtown Village and the proposed Conditional Zoning District (CD) would allow compact urban development densities and patterns.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-06 to change the zoning of 11.51 acres of Wake County PINs # 0649933963, 0649937653, 0649935427, 0649936510, 0649939744 from NMX: Neighborhood Mixed Use to DMX CD: Downtown Mixed Use Conditional District as submitted by McAdams.

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

The current Filing Fees can be found online in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/2170/Development-Services



Petition Type (check one- each request must be on separate petitions)

- ☐ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District
- ☐ Comprehensive Plan Amendment (check all that apply)
- ☐ Text Amendment ☐ Future Land Use Map Amendment
- ☐ Area/Corridor Plan Map Amendment / Name: _____
- ☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: Main Street Vista

Project Location: 137 Holly Springs Road, Holly Springs NC 27540

Use street address. If none, use the closest intersection

☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN: _____ Real Estate ID: _____

Project Acreage: (Rounded to nearest tenth) 12.19 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: _____

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: NMX Proposed Zoning: Downtown Mixed Use - Conditional District

Current Future Land Use Designation: Downtown Village District

Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District

Area Plan Designation (if applicable): Mixed Use

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Laura Holloman Company McAdams

Mailing Address 2905 Meridian Parkway

City Durham State NC Zip 27713

Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail-Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name Jon Anderson Company 113 Holly Springs Road LLC

Mailing Address PO Box 6356

City Raleigh State NC Zip 27628

Telephone # (919) 578-3075 E-Mail jon@lawofficejwa.com

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail-Certified

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649935427/0038971 Date 05/24/2022

REZONING COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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PIN: _____ Real Estate ID: _____
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Sketch Plan Review (Pre-Submittal) Meeting Date: _____

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Petition Request

Current Zoning: NMX Proposed Zoning: Downtown Mixed Use - Conditional District
Current Future Land Use Designation: Downtown Village District
Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District
Area Plan Designation (if applicable): Mixed Use

Petition Contact Information (complete each contact. If sent key, please print name)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
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Mailing Address 2905 Meridian Parkway
City Durham State NC Zip 27713
Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com
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Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

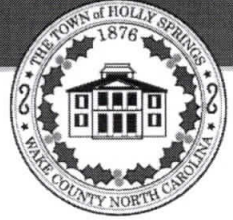
Name Randy Adamson Company Randall S Adamson LLC
Mailing Address 125 Holly Springs Rd
City Holly Springs State NC Zip 27540
Telephone # (919) 210-6848 E-Mail holly.springs.chiro@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail-Certified

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649936510/0093211 Date 5/25/22

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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Petition Type (check one- each request must be on separate petitions)

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Petition Request

Current Zoning: NMX

Proposed Zoning: Downtown Mixed Use - Conditional District

Current Future Land Use Designation: Downtown Village District

Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District

Area Plan Designation (if applicable): Mixed Use

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

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Company McAdams

Mailing Address 2905 Meridian Parkway

City Durham

State NC

Zip 27713

Telephone # (919) 610-7377

E-Mail holloman@mcadamsco.com

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How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name Parminder Sandhar

Company Bhana Real Estate LLC

Mailing Address 320 Flatrock Ln

City Holly Springs

State NC

Zip 27540

Telephone # (919) 924-2154

E-Mail parmsandhar@gmail.com

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

P Sandhar

0649939744/0019172

05/24/2022

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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Petition Type (check one- each request must be on separate petitions)

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Petition Request

Current Zoning: NMX Proposed Zoning Downtown Mixed Use - Conditional District
 Current Future Land Use Designation: Downtown Village District
 Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District
 Area Plan Designation (if applicable): Mixed Use

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
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 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name David W. Ball, CPA Company JFT Properties LLC
 Mailing Address 1001 Procure St Ste 101
 City Fuquay Varina State NC Zip 27526
 Telephone # (919) 552-1129 E-Mail davidball@ballminorcpa.com
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649937653/0082500 & 0649933963/0003392 Date 5/24/22

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Main Street Vista

Proposed Zoning District: Downtown Mixed Use - Conditional District

Proposed Land Use/Density: mixed use

Future Land Use Plan Map Designation: Downtown Village District

Future Land Use Plan Designation Land Use/Density: mixed use/Downtown Village District

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See Attached.

Section 1: Future Land Use & Community Character

Section 2: Transportation / Comprehensive Transportation Plan

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

Section 4: Community Facilities

Section 5: Infrastructure and Utilities

Section 8: Natural Resources

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Plan Consistency Statement: Petitioner's Response

Executive Summary

Holly Springs has successfully invested in walkable mixed-use development in the Village District, allowing residents to reap the benefits of a bustling downtown for the first time in recent memory. However, this activity has been limited to its core area, and more needs to be done to continue to encourage high quality live, work, play development. This vision is supported by the Vision Holly Springs' Comprehensive Plan, which encourages the Town to both maintain its small-town character whilst working to diversify its tax base. The proposed rezoning request contributes to fulfilling this goal – by creating a development that will feature small town characteristics and will provide the Town with an appropriately scaled project that will serve and enhance the surrounding area.

The Executive Summary, found in the Comprehensive Plan, lays out specific objectives for the Town as it guides new development. Many of these statements are applicable to our rezoning request and are very much consistent with this rezoning request. Specifically:

- 1) *"To enable all residents with the ability to live within walking distance of a neighborhood commercial center and central civic space."*

The proposed rezoning request consists of six (6) separate parcels located near the intersection of S. Main Street and Holly Springs Road. These parcels will be within walking distance of the existing neighborhood of Windward Pointe. Residents of both the subject development and nearby residents will be able to walk to nearby commercial uses.

- 2) *"To strategically encourage business park, light industrial and **commercial development** in appropriate locations and balance overall tax base."*

Mixed-use development containing commercial uses belongs near prominent intersections where bike, vehicular and pedestrian traffic can access the site safely and efficiently. The intersection of S. Main Street and Holly Springs Road is such an intersection. This intersection is already signalized and at full build-out. Both S. Main Street and Holly Springs Road will feature sidewalks and bike lanes. This development will feature a variety of commercial uses, which will allow the Town's non-residential tax base to continue to grow.

- 3) *"To accommodate a variety housing types that includes single family, executive housing, townhouses, condominiums and apartments"*

The proposed development will feature a variety of housing types, including apartments and live-work units. The apartment buildings will feature interior corridors and will be accessible via elevators. Together, both these housing types allow for greater workforce housing currently not available on a widespread basis in this area of Town.

Section 1: Future Land Use & Community Character

The Future Land Use and Community Character sections of the Town's Comprehensive Plan seeks to define the characteristics of what Holly Springs should be striving for, this idea of maintaining a village atmosphere.

A. Future Land Use

The following are specific Future Land Use objectives which this rezoning request will satisfy:

- 1) *“Balance land use decisions with their potential impact on the regional transportation network.”*

It has already been discussed elsewhere that commercial developments should be located where they are appropriate, meaning located at a major intersection adjacent to road networks that have long since been planned for heightened community and regional traffic. The Town has done a wonderful job in recent years of pushing the potential traffic impacts associated with a potential project into the planning conversation as early as possible. Developers are now required to meet with engineering and NCDOT staff months before a rezoning request is even submitted as necessary to determine an appropriate TIA scope. This ensures the developer will have ample time to study each intersection that both the Town and state will require as well as the associated recommended improvements. So how does this project work to achieve a land use balance? In addition to doing its part to continue to improve roads, this project will be in close proximity to quick-serve restaurants and retail located across the street along S. Main Street, which will be easily accessible by foot via existing crosswalk. In addition, nearby neighborhood of Winward Pointe and beyond, will be able to access the subject development without getting in a car.

- 2) *“Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”*

The parcels that make up this rezoning request are few of the remaining vacant or under-developed properties in this development corridor. This results in an infill development to take shape with nearby developments such as Mama Bird’s Ice Cream, Holly Springs Gas & Grocery, as well as Village Center Shops, benefitting with this surge of nearby residents created by this proposed project. Given its location within the heart of Town, utilities, infrastructure, as well as Town services are well-established and already in close proximity.

B. Community Character

Community character speaks to creating a sense of community and identity for the residents and businesses of the Town. To achieve this, the Comprehensive Plan has several Community Character Objectives, several of which our rezoning request achieves:

- 1) *“Encourage a “village atmosphere” by creating a sense of community and identity for the residents and businesses of Holly Springs.”*

The term “village atmosphere” is one that the Town of Holly Springs uses often. It is a synonym of small-town charm, where buildings are designed with the

residents in mind, rather than corporate expectations. The Downtown Mixed Use zoning district allows for a range of non-residential uses to adequately serve the surrounding community. Also, all mixed-use developments must provide open space areas in the form of plazas, courtyards, and pocket parks. Specifically, this project proposes a Urban Civic Space in the form of a central village green which will feature a fountain, benches, trash receptacles, decorative pavers and supplemental landscaping. This will create a sense of place and encourage social interaction throughout the project. This further promotes a village atmosphere in this key central downtown node.

- 2) *“Enhance the public streetscape with trees, landscaping and street furniture as appropriate along thoroughfares and in the cores of the community growth areas, using both public and private initiatives to develop the character of pedestrian places.”*

Thoroughfare streetscape planting requirements along South Main Street and Holly Springs Road are very specific and are intended to be used as energizers to shape and define the public realm. Additionally, the project will be subject to street tree requirements, which will be required in conjunction with the approved thoroughfare planting plan and will be installed at the developer’s expense, along both South Main and Holly Springs Road. Internal streets will continue the vision, and on-street parking and street trees will be installed to encourage natural traffic calming and a traditional main street feel.

- 3) *“Encourage the development of connected pedestrian-oriented developments.”*

Much has already been stated elsewhere what pedestrian-oriented features will be throughout the development. Additionally, the parking areas will be located internal to the site, and will not dominate the design, with limited on-street parking located in front of the buildings but the majority of parking will be located to the side and rear of the buildings – which is in keeping with the Comprehensive Plan’s as well as the newly adopted UDO’s vision for the Downtown Village Mixed Use zoning district.

C. Future Land Use Map

As part of the Future Land Use and Community character section of the Comprehensive Plan, there is also a Future Land Use Map which places specific land use designations on specific parcels, guiding current property owners and developers on what the Town’s vision is. The Comprehensive Plan designates these subject parcels as ‘Downtown Village District.’ The Plan states that:

The Downtown Village District functions as a destination for residents and visitors to Holly Springs and includes two activity centers: an iconic downtown core and a medical campus at the intersection of NC 55 and Avent Ferry Road; along with several vibrant neighborhoods surrounding the centers. The core area of the District supports a compact development pattern with a mix of

land uses (horizontal and vertical), high-quality architecture, plazas and public spaces, and civic spaces that promote social interaction and celebrate the Holly Springs community. Uses and buildings area located on small blocks with streets designed to extend a grid network in both directions of N. Main Street. Buildings may stand two to five stories tall and include civic, retail, office, restaurant, or other entertainment uses with condominiums or apartments above storefronts. Non-franchise architecture is encouraged in the Downtown Village District as a way to maintain. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

The intersection of South Main Street and Holly Springs Road has been neglected for many years and is ripe for development. Whilst the developer does not control the current shopping center that contains Mama Bird's Ice Cream and Holly Springs Grocery, it will install vehicular stubs to the adjacent property, setting it up successfully for when redevelopment occurs. As envisioned above, existing vibrant neighborhoods of Windward Pointe, Windcrest and beyond, will be able to walk and bike to this mixed-use development.

In addition, the UDO also dictates that (Table 2.2.2-A) that buildings be a minimum of 5' from the street and a maximum of 20'. This ensures that a compact development pattern is created with emphasis on social interaction, as outlined in the designation description. This project will connect to existing public sidewalk systems that currently existing along Holly Springs Road, and construct sidewalk along Main Streets as well along all internal streets within the site.

The Vista Mixed Use rezoning request meets the Vision Comprehensive Plan's goals and vision. When developed, the project will offer a walkable, mix of old and new, that will be a welcomed addition to Holly Springs.

Section 2: Transportation/Comprehensive Transportation Plan

As the Town grows, traffic becomes more and more critical. As a new development, it is only fair that this potential project contributes to mitigate its potential impacts. This is done through working with both the Town's engineers as well as NCDOT. The developer must improve all adjacent roadways as per the approved Comprehensive Transportation Plan (CTP) and may also be responsible for other nearby intersections that have been recommended by Traffic Impact Analysis (TIA) findings.

Transportation

The Comprehensive Plan strives to strike a balance between land use and effective transportation throughout Town and has several objectives that suggest how that can be achieved. The proposed rezoning request can meet several of these, specifically:

- 1) *"Promote a pedestrian-friendly environment by filling gaps and improving connectivity throughout the sidewalk system and to key destination or activity nodes."*

As previously mentioned, this project will result in much needed high quality infill development in the center of Town that will result in a mixed use destination that will be

accessible for nearby walkers and bikers alike from nearby neighborhoods, resulting in improving the pedestrian climate.

Comprehensive Transportation Plan

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The plan also proposes a multimodal transportation network that fosters growth in a positive way to the surrounding environment. This is done through three distinct elements: roadway, bicycle and pedestrian, and transit. The project is meeting the roadway element by contributing to the intersection improvements of Main Street and Holly Springs Road as well as other off-site improvements identified in the TIA. These improvements will work to improve both the existing traffic as well as take into account the proposed project traffic. The CTP also shows a 2-lane neighborhood/local connector that will allow for an eventual connection from Main Street to Holly Springs Road. This project shall incorporate its design of the segment within its property only, and, at time of development plan, shall confirm that the remaining extension shall be constructible in the future.

The bicycle and pedestrian elements will be met through providing a multi-use path adjacent to Main Street and Holly Springs Road across the subject property's frontage. The transit element is dependent on what comes to fruition with future transit options for the Town. Currently there are no nearby transit stops. As part of the development plan, staff will evaluate the need for an additional shelter adjacent to the project. If it is determined one is necessary, it will be constructed at the cost of the developer. Additionally, The Safety study intersection identified within the CTP is being considered and evaluated as part of the TIA.

Section 3: Parks, Recreation & Open Space/Beyond the Green: Parks & Recreation Master Plan

The purpose of the Parks & Recreation Master Plan is to acknowledge the importance of providing open space and active opportunities for all Town residents. The master plan has several guiding principles, and our rezoning request meets the following:

1) *Amenities that encourage physical activity*

The proposed development will feature a swimming pool and other active areas, that will undoubtedly promote physical activity.

2) *Provide equitable and inclusive access to all residents of Holly Springs by establishing a 10-minute walk to Town park*

While the project can not dictate town-wide 10 minute walks, it can do its part by locating within a 10-minute walk to the existing Jones Park and will construct a multi-use path along Holly Springs Road, ensuring equitable and inclusive access.

3) *Seek excellence in everything the Town provides to its residents by: placemaking, ADA compliance, updated technology.*

As mentioned elsewhere, the proposed project will meet active open space requirements by providing plazas, and other planned amenities throughout the development. In addition, the project will be required to meet all NC ADA

requirements. The proposed project will also be installing multiple EV charging stations as required by the new UDO, ensuring that the site will meet updated technology needs.

Section 4: Community Facilities

Community facilities address the need to be mindful of the increased demand for public services as the Town continues to grow. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facility objectives, specifically our project achieves the following:

- 1) *Inform developers when proposing new subdivisions-of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."*

Developers plan for community facilities such as police, fire and EMS when designing a development. Drive isles are required to be designed to accommodate the largest emergency response vehicle. The turning template is then submitted and review by staff to ensure that the vehicle can safely maneuver through all access points and parking areas. Due to the infill location of this project, existing emergency response facilities are located within close proximity and no issues are perceived with regards to insufficient response time.

Section 5: Infrastructure and Utilities

The Comprehensive Plan strives to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications and so forth, with respect to new development, can adequately handle new growth. Holly Springs has planned smartly for the rapid growth that it has experienced over the last several years. A water agreement is in place with Harnett County where the Town is served by abundant water from the Cape Fear River. With regards to sewer, the Town has invested in its own wastewater treatment plant. The Town-owned and operated WRF facility presently has a total treatment capacity of 6.0 MPG, and in 2018 treated approximately 2.8 MGD. The Town has a permit to expand the treatment up to 8.0 MGD. As part of the rezoning process, the project engineer has submitted a sewer analysis to ensure that there are no sewer capacity issues to serve the proposed project. This analysis will analyze the existing Omni Pump Station and its ability to be taken off-line as part of this project. All final recommendations of this sewer study shall be implemented with the development of this project.

For many years the Town has had established stormwater requirements. The project will be required to meet all NPDES Phase II requirements which will be reviewed during the site plan process.

Given the subject area's close proximity to existing development, there is already existing electricity in place as well as the Town's fiber network.

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Non-Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

Section 8: Natural Resources

The Town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the Town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the Town must verify each project, subject request included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly.

On March 1, the Town adopted a new UDO. As part of that ordinance, a tree preservation section must be adhered to. Since the subject property is located within the Downtown Village District, the project will not be subject to tree preservation requirements.

Main Street Vista: Design Goals Narrative – REVISED 12/09/22

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:

This project does not propose significantly altering the slope meaning this site's natural topography will be preserved. A larger buffer is proposed between the existing Windward Pointe subdivision and the site than is required by Holly Spring's UDO, will result in an increase preservation of the site's natural character. Existing structures on the site are being incorporated into the project's proposed design. The site has been cleared previously therefore few mature trees of significant size are currently present.

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns:

The development is located within the Downtown Village District Area Plan. The parcels for this project are identified as mixed use within this area plan meaning this proposal is in line with the Town's future vision for this area. New development will be visible however building placement and existing topography will ensure the new construction is respectful to the site's existing surroundings.

3. Development of pedestrian-oriented communities and development of traditional style neighborhoods:

The Village District Area Plan encourages attached residential in the form of apartments, townhomes and condos. This denser housing type paired with the commercial uses and centered around a Village Green creates a pedestrian focused environment. Parking is located primarily on the exterior of the development to retain a walkable center within the development.

4. Development of communities that are visually and functionally connected to one another:

This project's design places a high priority on pedestrian scaled connectivity. Additionally, roadway connections are proposed in all areas possible to promote connectivity with future growth. The location of the new structures slightly set back from the existing buildings on the site will create a sense of visual connectivity, from both Holly Springs Rd and N Main Street. Sidewalks will be extended along Holly Springs Rd and N Main St to improve pedestrian connectivity to surrounding development.

5. Protection of significant watershed areas in order to preserve water quality:

As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed; however, wetlands have been identified along Main Street, and therefore we are designating that area as conservation area.

6. Creativity and imagination in the process of development:

This site includes many creative elements that urban designers often look for: alternative street sections, otherwise not allowed in standard UDO design, are proposed which utilize on-street parking areas, plazas oriented at key areas, as well as a central green open space area, available to both residents and visitors alike. Street trees shall be required to be installed within the sidewalks within tree grates, which will activate and invite the streetscape. This urban network will contribute to an energized Main Street feel, with emphasis on the pedestrian, rather than the vehicle.

Streetscape buffers along Main Street and Holly Springs Road have been reduced to ten feet, to emphasize an urban streetscape with a 10-foot sidepath in front of the buildings and parking to the side and rear. Furthermore, the site will be developed with a shared parking agreement, ensuring that unnecessary impervious coverage will be limited. The Design Manual further emphasizes how creativity and imagination will be incorporated into Main Street Vista.

All buildings containing residential will feature interior conditioned accesses and elevators, something not currently seen in Holly Springs, as this development will not feature typical garden-style, walk-up apartment units. This urban design allows the density to be over 20 units to the acre, which is also a density not currently seen in Town but is appropriate given this location's proximity to downtown. The mixed-use buildings shall have entrances oriented to major public streets (Holly Springs Road and Main Street) as well as towards the internal streets.

The public open space areas (village green, dog park) are separated from the project's buildings by internal streets. Community plazas are located against buildings, with three sides open to the streets and landscaping. The community pool and courtyard is located against the only all-residential building, which will also accommodate the community amenities and is open to the east and south for maximum sun exposure whilst allowing privacy from the general public.

7. Unique architecture or sustainable design:

The location of this project near Holly Spring's downtown core offers the opportunity for a sustainable lifestyle. The project will feature unique alternative street sections which emphasize on-street parking, which will contribute to natural traffic calming throughout the site, allowing pedestrians to be the focus, rather than the vehicle.

EV charging stations will be placed throughout the site, to ensure adequate services to both residents and business patrons.

Additionally, no above ground detention is proposed, which will further encourage urban density, that has not currently been seen within Holly Springs, but is so desperately desired in the core area.

Emphasized entrances, balcony features will break up the façade and contribute to creating an apt human scale. Open space has also been greatly contemplated with a central green area in the core of the development, gathering area, as well as a private recreation amenity for the multifamily component, featuring a clubhouse and pool/courtyard amenity.

Residents of the development will benefit from the project's commercial offerings as well as the project's proximity to downtown Holly Springs. As infill development continues throughout this corridor even greater opportunities will be available to both residents and visitors alike. Main Street Vista strives to be a destination and emphasis will be placed on high quality architecture as outlined in the Design Manual.

The following sustainability elements shall be incorporated into this development:

- Energy Star Appliances
- Exceeding the minimum energy conservation standards established in the model codes.
- Light color and heat reflective roofing on flat roofs.
- Shading devices at balconies and select windows.
- Construction materials from regional manufacturers (brick, stone, fiber cement, gypsum board, etc.)

8. Efficient, aesthetic and desirable use of open space:

Open space is located throughout the site and is classified into three categories: Urban Civic Space (Public); Active Open space (Private) and Conservation Area. The urban civic space is located central to the project in the Village Green. The Village Green will feature a fountain, benches, trash receptacles as well as decorative pavers and supplemental landscaping that balance both hardscape and landscape to invite visitors to interact with the open space in multiple ways. The active open space (private) will allow multifamily residents and their guests to enjoy a clubhouse (min 7,000 SF) as well as a pool area (minimum 1,200 SF). Finally, although this site is urban in nature, it is more important to protect sensitive existing environmental features. An environmental analysis has been performed on-site and observed wetlands are located in the Conservation Area adjacent to Main Street and will be protected in its natural state.

9. Variety in housing types and physical development patterns:

The housing types proposed are consistent with the Downtown Village District Area Plan and will be bringing a new housing type to Holly Springs within the Town's downtown core. Thoughtful building placement results in both development facing existing corridors as well as a new central gathering space within the interior of the project.

10. Special considerations for property with a unique history or outstanding physical features:

The subject property does not contain any existing historic structures or outstanding physical features. However, an environmental analysis has been performed on-site and observed wetlands are located in the Conservation Area adjacent to Main Street and will be protected in its natural state.

NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☒ Neighborhood Meeting Date: April 21, 2022
Time: 6:00 pm
Location: Virtual Meeting

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: April 7, 2022

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See Attached.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

[Signature]

Date 6-3-22

Owner	Mail Address 1	Mail Address 2	Mail Address 3
TOWN OF HOLLY SPRINGS, DEPT OF DEV. SERVICES	P.O. BOX 8	HOLLY SPRINGS NC	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
RANDALL S ADAMSON LLC	125 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
HAHN, ELSIE MAE	220 N MAIN ST	HOLLY SPRINGS NC 27540-9193	
DAVIS, MARIE F	2120 COLEY FOREST PL	RALEIGH NC 27607-3122	
NORRIS, DANNY NORRIS, EMA	5512 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
MORTON, DARRELL E	116 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
SANDHAR REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
HOLLEMAN, J LEE JR	PO BOX 246	HOLLY SPRINGS NC 27540-0246	
BLUEFIN DEVELOPERS LLC	153 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
JOJE HOLLY LLC	192 OAK HAVEN LN	APEX NC 27523-5802	
SHARMA, BAL K SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
CHAU, GABRIEL P CHAU, CHRIS O	5328 DEERGRASS CT	RALEIGH NC 27613-6584	
JETTER, JODI ANN	PO BOX 1215	HOLLY SPRINGS NC 27540-1215	
SHARMA, BAL KRISHNA SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993	
GAVAZZA, PAOLO WOLCOTT, BONNIE	117 RALEIGH ST	HOLLY SPRINGS NC 27540-9044	
HSFS LLC	101 S KINGS DR STE 200	CHARLOTTE NC 28204-2797	
COTTEN, LAURA UTLEY, STEPHANIE	PO BOX 271	HOLLY SPRINGS NC 27540-0271	

TAPATIOS LLC	120 BASS LAKE RD	HOLLY SPRINGS NC 27540-7620	
SOSNOWSKI, JAMES J SOSNOWSKI, MICHELLE L	120 RALEIGH ST	HOLLY SPRINGS NC 27540-9043	
BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
TH PROPCO LLC	6701 CENTER DR W STE 1450	LOS ANGELES CA 90045-2481	
KHACHCHAF, AHMED SULAIMAN, MAHMOUD	204 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9022	
HOLLY CAPITAL LLC	WALGREENS #7505	PO BOX 1159	DEERFIELD IL 60015-6002
NRF HOLLY SPRINGS LLC	212 E 3RD ST STE 200	CINCINNATI OH 45202-5500	
113 HOLLY SPRINGS ROAD LLC	PO BOX 6356	RALEIGH NC 27628-6356	
PERIATHAMBI, INIGO INIGO, STELLAMARY	192 OAK HAVEN LN	APEX NC 27523-5802	
300 NORTH MAIN STREET LLC	PO BOX 6356	RALEIGH NC 27628-6356	
WINDWARD POINTE HOMEOWNERS ASSOC	PO BOX 1149	APEX NC 27502-3149	
NIETO, JOSE NIETO, JEAN A	704 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCDAVID, PHILIP A MCDAVID, JILL L	708 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FLANAGAN, MICHAEL S FLANAGAN, JENNIFER K	716 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
SOUSA, KARRIE G SOUSA, JOSEPH JR	609 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
HALLOCK, DEBORA M	617 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
ONEAL, ROBERT L ONEAL, LESA C	412 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
DIGRAITIS, DENNIS TIMOTHY	116 ABERCOM CT	CARY NC 27519-8179	
LAPINSKY, BETTY L	712 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FINE, AARON M FINE, KATIE M	513 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
RYBARCZYK, DREW R RYBARCZYK, SHANNON L	501 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	

RAILSBACK, ASHLEY RAILSBACK, GARRETT	400 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
HOLLEY, RUSSELL A	708 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
NORRIS, MARIA	424 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
WALKER, MICHAEL P WALKER, JENNIFER	720 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
LECLAIR, WENDY M	729 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
WHITESELL, JESSICA WHITESELL, RODNEY	628 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
OVERTON, TIMOTHY M OVERTON, KAREN	730 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
ROUSE, CHRISTOPHER BLAIR ROUSE, JULIEANNE G.	300 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
BLACK, STEPHEN CHARLES BLACK, MELINDA M	709 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FRY, MICHAEL S FRY, CLELIA A	704 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WILLIAMS, MICHAEL D	724 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
BERTRAM, DAVID J BERTRAM, SARAH C	728 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
PORTER, JENNIFER LYNNE PORTER, SCOTT RICHARD	725 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WALKER, LESLIE A WALKER, AUDREY D	8679 FORESTER LN	APEX NC 27539- 7933	
HALL, RANDOLPH R JR HALL, LINDA S P	413 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
MARGOLIS, JOHN D MARGOLIS, HEATHER L	425 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
BELL, JENNIFER COOK, GARY	413 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
OBERLE, MICHAEL S JAHN, LISA L	536 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
RUBINO, VANESSA C RUBINO, GREGORY D	532 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
AL-RUBAYE, AHMED IMAD HASAN KHALAF, MARIAM IBRAHIM	705 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	
WINFIELD, JACOB W WINFIELD, ELIZABETH A	632 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
NEEDELL, JARED D	700 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	

GUESTIN, KREGG M GUESTIN, ERICA L	521 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BAYUS, JOHN M BAYUS, ELAINE M	400 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
SHUE, LISA SHUE, BRIAN WHITMAN	401 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
BENNETT, CATHERINE	409 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
MORRELL, JOEL D	713 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
DUERR, BARBARA	320 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
LAFONTAINE, DAVID LAFONTAINE, JENNIFER	609 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
KEELER, JEFFREY J KELLY, THERESA A	517 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BURGESS, SHAWN	509 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
DILLMAN, DAVID L DILLMAN, MARY K	520 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
WILSON, DONALD WILSON, AYAKO KEGA	412 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
HEINZE, MARK E HEINZE, ANGELA H	408 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
COLEMAN, RICHARD K COLEMAN, KIMBERLY M	404 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
COSENTINO, ANTHONY T COSENTINO, CHERI L	401 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
RICE, KIRKLAND H RICE, BLAIR G	613 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
WARD, RICHARD J JR WARD, DAWN R	433 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
KSIONSK, PAUL JAMES KSIONSK, JANET ERICA	437 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
COULTER, KEVIN T COULTER, SARAH D	405 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
LEEDS, AARON LEEDS, CRISTY	701 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
KEITH, IRENE	636 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
BELCHER, MARK W BELCHER, FAITH C	605 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
OAKS, ERICH W. OAKS, KARI T.	412 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
FRIES, CARLOS E	644 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	

ANDERSON, PATRICK J ANDERSON, JULIANNE E	620 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
LYLES, KENNETH C LYLES, DAWN H	501 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
STALEY, THOMAS M STALEY, PEGGY S	321 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
MUEFFELMANN, GREGORY G MUEFFELMANN, BEVERLY R	325 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
AYALA, BULMARO E VEGA, VIRIDIANA	329 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
SEALE, DAVID R SEALE, GERALDINE G	416 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
GREENWOOD, KEITH M GREENWOOD, CARRIE B	505 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
HARRISON, BRIAN HARRISON, MELISA	509 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BEIFELD, LAWRENCE H BEIFELD, CLAUDIA F	605 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ONEILL, MICHAEL P ONEILL, CYNTHIA A	600 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
MCNEIL, FRED A	505 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
MAMMES, RICHARD E MAMMES, JEANNE M	509 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
LINDSAY, STEVEN W LINDSAY, WENDY W	516 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
BECKNER, LARRY E II BECKNER, BETTY J	501 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
HARTSOE, STEVEN S	505 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
KINGERY, PATRICIA A KINGERY, TRAVIS A	720 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
ZUGG, GEORGE K JR ZUGG, MARY T	721 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
GAMBLE, CHRISTOPHER D GAMBLE, RITA I	309 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
FRANCK, KEVIN ERNEST MALISZEWSKI, SHAUNA MARIE	500 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
KENNETH R HENKE LIVING TRUST MARGO E SAVAGE-HENKE LIVING TRUST	404 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
WALLER, JEFFREY H WALLER, STEFANIE	504 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
NICHOLS, DAVID A NICHOLS, STEFANIE JANE PENROD	504 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384	
CHAVOLLA, EDUARDO URIBE, ZENOBIA S	721 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	

SEMON, THOMAS W SEMON, LEAH L	517 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
DICKSON, HENRY A DICKSON, CHRISTINE B	504 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
EASON, ANTHONY L EASON, BRENDA C	400 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
DILLMAN, ERIC J DILLMAN, JUDITH	312 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
HARRIS, AARON J HARRIS, MIYOSHI L C	308 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
WINDWARD POINTE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502- 3149	
HAYES, DANIEL HAYES, JUDY BABCOCK	509 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
FISHER, ROBERT FISHER, CAROL	504 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
AMANN, DONALD K AMANN, KRISTEN M	420 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
HINSON, CHRISTOPHER BRYAN HINSON, NICHOLE ELLEN	508 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
ABBOTT, CHRIS ABBOUT, ELLEN	705 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
DILLON, JOSHUA M PAPPAS-DILLON, ANDREA A	401 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
WILLIAMS, PATRICK B WILLIAMS, ASHLEE A	621 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ZIMMERMANN, GERALD H ZIMMERMANN, MARION E	11321 MANSFIELD CLUB DR	FREDERICKSBURG VA 22408-8048	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519- 0993	
MAKSYMOW, STEFAN THOMAS	733 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCBRIDE, DENNIS E	501 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
FAUGL, JASON FAUGL, REBEKAH LISCIO	629 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ROSS-WALDMAN, JOSHUA FUENTES- WALDMAN, XIMENA	724 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
HUKILL, BRANDON HUKILL, NEELY	408 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
POULK, DALLAS LANDON BLITZBLAU POULK, MARGARET EVELYN	637 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
SHURER, ANTHONY J SHURER, KATHRYN BROOKE ASHLEY	513 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
BAKER, JOSHUA D BAKER, MEGAN R	624 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	

ANDERSON, MARK R ANDERSON, ABIGAIL S	717 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
LOCKE, LISA M	513 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
MENGES, TROY M MENGES, CARMEN L	625 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
BLUM, EINAT BLUM, ILAN	30 HALLER CRES	SPRING VALLEY NY 10977-6605	
BROWN, JOEL G	525 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
SMALLING, GREGORY SCOTT SMALLING, STACIE ANN	408 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
GRAY, JOSHUA GRAY, COURTNEY ELIZABETH	607 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
THE PATRICK AND JANE BRESLIN REVOCABLE TRUST	604 CAYMAN AVE	HOLLY SPRINGS NC 27540-9388	
SKRABUT, STEPHEN L SKRABUT, BEVERLY N	500 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384	
SCHOONMAKER, NICHOLAS	529 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
PHARES-ALDRICH, SUSAN L.	409 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
ALLEN, ETHAN ALLEN, MICHELLE	732 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
CSHP ONE LP	INVITATION HOMES-TAX DEPT	1717 MAIN ST STE 2000	
LANDRON, CHRISTINE MARIE MUNIZ, ELIAS JR	728 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
KAY, MELISSA ANN KAY, IAN ANDREW	601 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
KISNER, MEREDITH BESTICK TRUSTEE MEREDITH BESTICK KISNER RVCBLE TRUST	508 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
EARNEST, DANIEL EARNEST, KATHLEEN	324 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
FERRIN, JOSHUA C FERRIN, CARRIE A	508 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
MCMILLAN, JAMES A IV	409 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
BLANKENSHIP, LEE J BLANKENSHIP, CARRIE S	332 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
WEAVER, MARCUS J WEAVER, PRISCILLA J	709 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WITOSKY, MATTHEW C	648 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
HARRIS, MICHAEL LEE SMITH-HARRIS, GENSEI	404 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	

WALLACE, MIKKITARO WALLACE, LORI BETH	400 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
HEBERT, CARRIE	701 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
CRAIG, CAROLINE J DAVID, LUCAS T	713 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
TOSKIC, MILJAN TOSKIC, NATALIE NICOLE	313 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
WILSON, TRACY JANE WILSON, JOHN JACOB	524 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
DUNCAN, CHRISTOPHER DUNCAN, JANELLE	508 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
DAMPMAN, BRIAN J DAMPMAN, TIFFANY	717 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
SAMPSON, HUNTER MCRAE SAMPSON, KARA LENA MCKINLEY	640 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
SIDLE, ASHLEY SIDLE, WAYNE	613 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
SARTAIN, ANDREW RICHARD SARTAIN, EMILY MARIE	633 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ERRICHETTI, CHRIS ANDREW ERRICHETTI, JENNIFER MARIE	509 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
PARKER, CHRISTOPHER J PARKER, MARISSA J	505 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
FARNSWORTH, SAMUEL BRADY FARNSWORTH, JENNIFER ANNE	504 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
SANTIAGO, DAVID MICHAEL SANTIAGO, DANA MAYO	712 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
FRITZ, MEREDITH A	540 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
BURGESS, DANIEL JOHN	316 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
FLESZAR, LAWRENCE TRUSTEE FLESZAR, GAIL TRUSTEE	400 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
CHADA, ARVINDER SINGH CHADA, JAGTAR KAUR	404 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
STEWART, WENDY MARIE	725 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
TWING, VIONE V TRUSTEE THE VIONE V TWING FAMILY TRUST	512 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
HENRIQUEZ, JOSE R CEBALLOS VERAS, CARLOTA A.	604 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
ROBERTS, BEVERLY	716 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
BOOTHE, ZACHARY BOOTHE, ANNE	528 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	

TRESHAN, STEPHEN S TRESHAN, LINDA	304 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
BONEL, DENIS ZECK, VICTORIA	429 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
OOSTRA, JACOB	405 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
GIOVACCHINI, DEVIN GIOVACCHINI, GINA	405 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
KNUROWSKI, JOSEPH M KNUROWSKI, SHEILA M	328 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
TROXLER, MICHAEL T TROXLER, ANNETTE P	513 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
BALL, BILLY T BALL, DEBRA C	409 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
MEYER, JENNIFER C CONTADOR, GONZALO	505 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
COHEN, JASON DANIEL COHEN, JENNIFER	102 LUTTERWORTH CT	CARY NC 27519-8682	

Main Street Vista – Neighborhood Meeting Minutes

Presenters: Laura Holloman, Jason Barron, Melanie Rausch, Alex Barroso

Attendees: Brian Whitman, briwhi73@yahoo.com

Neely Hukill 408 St Kitts Ct Holly Springs, NC neelyhukill@yahoo.com

Debora Williams, 617 Cayman Ave, Holly Springs, NC 27540,
debbywilliams54@gmail.com

Crazyctlady@yahoo.com.

marianorris3149@gmail.com

erri13579@gmail.com.

larryonealnc@gmail.com

vanessa_rubino@yahoo.com

bevsmail2@gmail.com

jodij634@gmail.com

Meeting start time: 6:01 pm

- Laura Holloman overviews how to participate in the virtual format.
- Laura Holloman overviews the process of approval and timelines, particularly pertaining to the steps required for a rezoning.
- Jason Barron explained that the neighborhood meeting now is required before the rezoning application is submitted to ensure that adjoining properties are in the loop and are able to contribute to the project's vision by providing valuable feedback. Barron explains how this meeting strives to be the conduit between the project and the surrounding community. We want to work with the community, and we want to be good neighbors throughout the process
- Laura Holloman overviewed the site and surrounding existing conditions, along with the current zoning of the site.
- Laura Holloman overviewed the Holly Spring's Future Growth Strategy Map showing this area as a place to transform by increasing density and intensities. As well as the future land use map designation of this area as a downtown mixed-use designation with multistory buildings.
- Laura Holloman detailed how this project is keeping with the Town's vision of incorporating more vertical mixed use, and how it is an appropriate time with other developments progression to be looking at a project like this in Holly Springs.
- Ms. Holloman detailed the different uses proposed to the development and emphasized the retention of the historic buildings included on the site. They will not be demolished as a part of the project.

- Ms. Holloman displayed the conceptual site plan rendering and explained how parking will be kept to a minimum in accordance with what Holly Springs would like to see. The development includes live work units, and a new apartment type that is not currently present in Holly Springs. As well as smaller professional office space that is currently a gap in Holly Springs. Approximately 276 apartment units are proposed in a 4-story building.
- The project proposes a 30-foot buffer to the adjacent properties to the east of the subject site to ensure the neighbors have an appropriate screen.
- Jason Barron clarified that the building along Holly Springs Rd, and Main St will be vertically integrated mixed use with retail on the ground floor, and residential units on the remaining 3 floors. Buildings 300-400 will be built to include traditional office use on the ground floor. Jason Barron reiterated that the buffer screen is something we wanted to make sure was present to be courteous of the existing residential.
- Laura Holloman displayed examples of the various product types that will be incorporated into the development including the direct entry units, live work units with ground floor office, residential amenities, leasing office with residential above, and the cottage square area.
- Jason Barron clarified the town has a new conditional district process that requires the incorporation of details and architectural elements. These pictures are very representative of what will be built in the end of the process.
- Laura Holloman displayed images as to what the buildings in the development will likely look like
- Presenters open the floor to resident questions.
- Is it possible to build a fence to discourage walking into Windward Pointe back yards?
 - Jason Barron: we can certainly look into that.
- Are you intending to purchase the properties where the grocer and mama birds is?
 - Alex Barroso: Currently, no we are not looking into purchasing those properties. However, we are ensuring our development is considerate of future development opportunities, to increase connectivity.
 - Laura Holloman highlights where the dumpsters are per a resident's question. The dumpster location was shown to be close to the dog park.
- Are all buildings going to be 4-stories?
 - Alex Barroso responded the entire building will be around 45 feet, Jason Barron added the project will establish a maximum height that will be a part of the rezoning package.
- Will units be for rent, for sale or a mix?
 - Alex Barroso stated all units will be leased.
- Resident asks why road widening is not being worked into this project?
 - Laura Holloman answers road widening is being fully acknowledged and the plan has incorporated this into the design.
- Are you planning on clear cutting or saving some of the tall pines that are next to Windward Pointe homes?
 - Laura Holloman explains that this is where feedback is critical, we will certainly consider saving anything that we can. We will certainly factor in any existing trees possible.
 - Jason Barron stated that pines are often not incorporated into buffers as they do not screen as well as other plants
 - Alex Barroso stated we are certainly interested in keeping them if that option is available.

- What plans are in place to lessen the impact of the parking lot lighting on surrounding properties?
 - Laura Holloman responded that the town is very strict with their lighting requirements as a part of the dark skies initiative, meaning lights will be dim, and light angles are regulated. Additionally, shrub plantings will shield vehicle lights from shining into neighboring windows.
- With the hardscape parking area closest to Windward Pointe yards, what kind of plans are being made for water runoff?
 - Jason Barron explained that the site topography generally drains to the northwest, meaning storm water should flow naturally away from the existing neighbors.
- What is the target audience for the rental properties? Is it luxury high-end housing, low-income housing, or somewhere in between?
 - Alex Barroso responded that units will be luxury and not include affordable units, i.e. rent restricted, some units will rent for well over \$2,000.
 - Jason Barron stated that this product type is not currently offered in Holly Springs, however there is a market need. These will likely be rented out on the high end of rental rates. Mr. Barroso stated this will be a relatively expensive project to build meaning rental rates must be set accordingly.
- With the number of apartments, it's at least 500 more cars. That's a lot of traffic.
 - Laura Holloman explained the TIA process and the Town's procedures to safeguard against traffic becoming problematic, or negatively impacting existing roads. The project works with both NCDOT and the town to ensure that traffic is being accounted for. Additionally, Holly Springs requires a 5% growth rate be incorporated into the TIA, which is the highest rate required in Wake County.
- Can you provide us a copy of the drawings?
 - Jason Barron: Yes, we can share these drawings.
 - If you would like a copy, please drop your email in the chat.
- What types of business are being targeted?
 - Coffee shops, restaurants, uses that generally do not stay open too late or produce noise, a high-level tenant will be preferred.
- How do we stay engaged in this project? How can we stay in the loop?
 - Laura Holloman overviewed the town's development map. Melanie Rausch shared the link to the development map.
- Do you have any requirements by the town to have a percentage of affordable apartments? Low-income apartments?
 - Jason Barron: No, we do not have them in the development.
- Is the dog park open to the public?
 - Alex Barroso: At the present time it is for the residents, but I don't know if it will remain private.
- How long project will take?
 - Laura Holloman: the entitlement process takes approximately 18 months.
- How will it take to complete the project including construction?
 - Alex Barroso 18-24 months.
- Jason Barron and Laura Holloman both shared contact information in the chat.

Meeting end time: 7:07

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0082500 and PIN 0649937653 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 2022.

Applicant Signature *Laura Holloman*

Printed name of Applicant Laura Holloman, McAdams

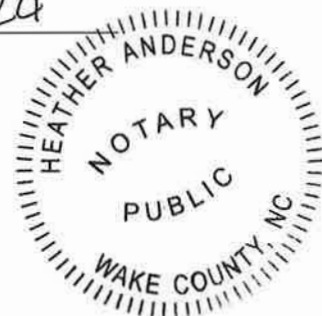
NOTARY STATEMENT

Sworn to and subscribed before me the 31st day of May, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson, Heather Anderson
Notary Public Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0082500

and PIN 0649937653

located at 137 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to
DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

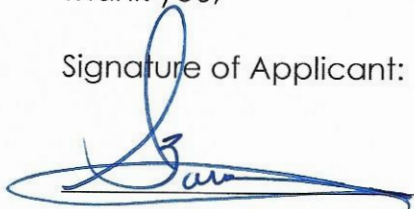
The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

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Certified Mail Fee	\$3.75
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☐ Return Receipt (hardcopy)	\$2.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.33
Sent To	JFT PROPERTIES LLC
Street and Apt. No., or PO Box No.	1001 PROGRESS ST, SUITE 101
City, State, ZIP+4®	FUQUAY VARINA, NC 27526
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2659 666 4399 0000 1202

AFFIDAVIT OF OWNER NOTIFICATION



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For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0003392 and PIN 0649933963 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31st day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson / Heather Anderson
Notary Public Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0003392

and PIN 0649933963

located at O N. MAIN STREET

from LOCAL BUSINESS (LB) (existing zoning district) to DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38
Sent To	JFT PROPERTIES LLC
Street and Apt. No., or PO Box No.	1001 PROGRESS ST, SUITE 101
City, State, ZIP+4 [®]	FUQUAY VARINA, NC 27526
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0950 0000 4399 6597

0197 11

Postmark Here

01/26/2022

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

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For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0019172 and PIN 0649939744 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

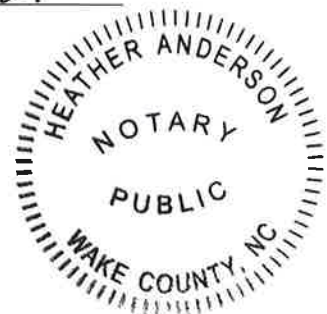
Sworn to and subscribed before me the 31st day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson
Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0019172

and PIN 0649939744

located at 133 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT (DMX-CD) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Holly Springs, NC 27540	
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38
Sent To	BHANA REAL ESTATE LLC
Street and Apt. No., or PO Box No.	320 FLATROCK LANE
City, State, ZIP+4®	HOLLY SPRINGS, NC 27540
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2495 6634 0000 050 1202

0197 11

Postmark Here

01/26/2022

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

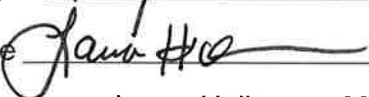
Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0038971 and PIN 0649935427 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature 

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24


Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0038971

and PIN 0649935427

located at 113 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/ CONDITIONAL DISTRICT (DMX-CD) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 296A PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARE.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
Official Use	
Certified Mail Fee \$3.75	Postage \$0.58
Extra Services & Fees (check box, add fee as appropriate)	Total Postage and Fees \$7.38
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Sent To 113 HOLLY SPRINGS ROAD LLC	
Street and Apt. No., or PO Box No.	
2021 FAIRVIEW RD	
City, State ZIP+4®	
RALEIGH, NC 27608	
PS Form 3800, April 2015 PSN 7530-02-000 9047 See Reverse for Instructions	

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0093211 and PIN 0649936510 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson
Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0093211

and PIN 06A9936510

located at 125 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/ CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Holly Springs, NC 27540	
OFFICIAL USE	
Certified Mail Fee \$3.75	0197
Extra Services & Fees (check box, add fees as appropriate)	11
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.58	
Total Postage and Fees \$7.33	
Postmark Here	
01/26/2022	
Sent To RANDALLS, ADAMSON LLC	
Street and Apt. No., or PO Box No. 125 HOLLY SPRINGS ROAD	
City, State, ZIP+4® HOLLY SPRINGS, NC 27540	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Randall Adamson of Randall Adamson LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]

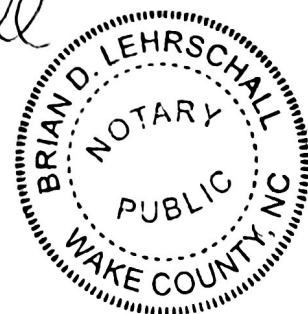
Wake County PIN/REID:

0649936510

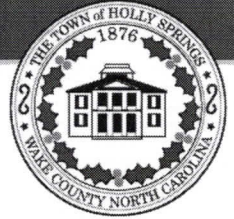
State of North Carolina
County of Wake

Sworn to and subscribed before me the 26th day of January, 20 22.
Notary Public in and for the State of North Carolina. My Commission expires: 05/07/24
[Signature], Brian D. Lehrscha
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Jonathan Anderson of 113 Holly Springs Road LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]

Wake County PIN/REID:

064993542

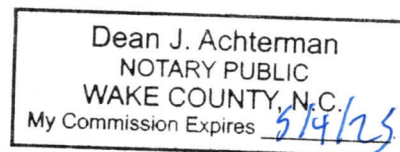
State of NC
County of Wake

Sworn to and subscribed before me the 26 day of January, 20 22
Notary Public in and for the State of North Carolina. My Commission expires: 5/4/25

[Signature]
Notary Public

/ Dean J. Achterman
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

David Ball of JFT Properties LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]
[Signature]

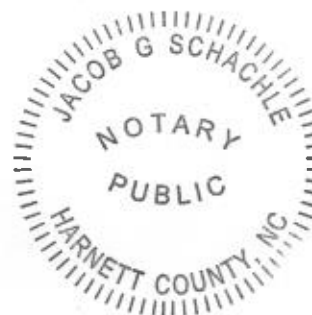
Wake County PIN/REID:

0649933963
0649937653

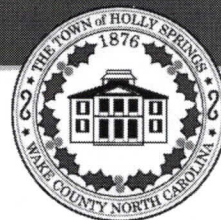
State of North Carolina
County of Wake

Sworn to and subscribed before me the 27th day of January, 2022.
Notary Public in and for the State of North Carolina. My Commission expires: May 11, 2025
[Signature] 1 Jacob G Schachle
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Parminder Sandhar of Bhana Real Estate LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

P. Sandhar

Wake County PIN/REID:

0649939744

State of NC
County of Wake

Sworn to and subscribed before me the 26 day of January, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 5/14/25

[Signature] / Dean J. Achterman
Notary Public Printed

Seal

Dean J. Achterman
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 5/14/25

MAIN STREET VISTA

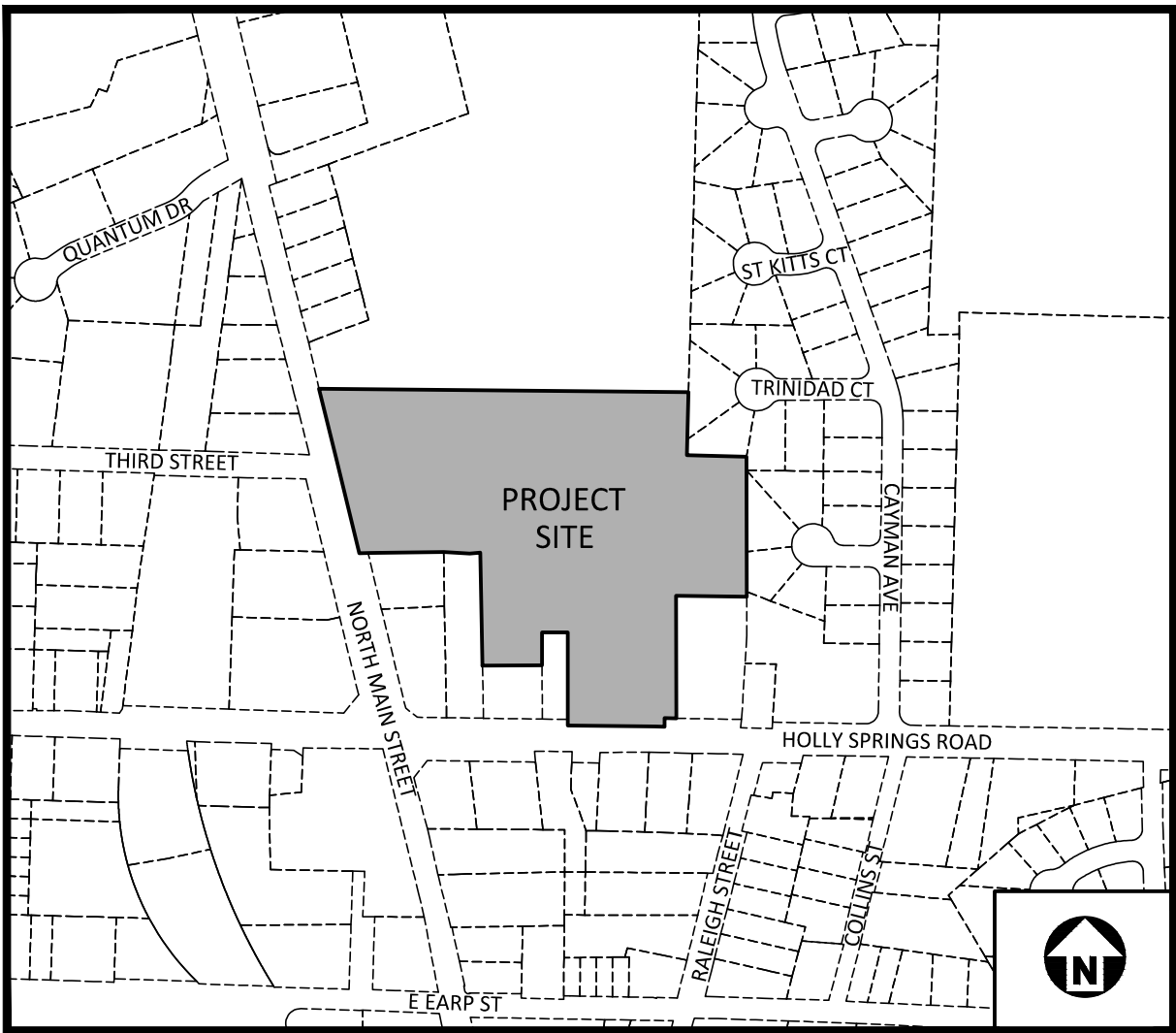
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

CD MASTER PLAN

PROJECT NUMBER: 22-REZ-06/ PLRZ202200167

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN



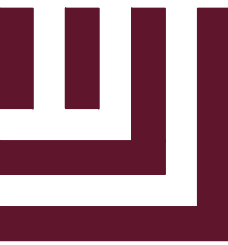
VICINITY MAP
N.T.S.

GENERAL NOTES

- SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
- BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
- THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE. WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
- A PORTION OF PARCELS 0649935427 AND 0649936510 ARE INCLUDED IN THE REZONING, A RECOMBINATION PLAT TO ADJUST THE PROPERTY LINES FOR THE PARCELS AND A REVISED HISTORIC PRESERVATION EASEMENT FOR PARCEL 0649936510 WILL BE COMPLETED.

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
		0649937653	0082500
	133 HOLLY SPRINGS ROAD LLC	P/O 0649935427	P/O 0038971
	RANDALL S ADAMSON LLC	P/O 0649936510	P/O 0093211
	BHANA REAL ESTATE LLC	0649939744	0019172
DEVELOPER	VISTA RESIDENTIAL PARTNERS		
EXISTING ZONING	NEIGHBORHOOD MIXED USE		
PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
SITE AREA	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
	NET AREA:	11.33 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
		5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
	SOUTH	10' TYPE A	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
	SIDE-CORNER	NONE	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINT	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
	ADJACENT TO COMMERCIAL THOROUGHFARE BUFFER	5' MINIMUM	
		10' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM	
		3 STORIES MINIMUM	
		5 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	15' MAXIMUM	
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305
PHONE: 404. 995. 4446



**VISTA RESIDENTIAL
PARTNERS**

PROJECT DIRECTORY

OWNERS

JFT PROPERTIES LLC
1001 PROCURE ST STE 101
FUQUAY VARINA NC 27526-2697
PIN: 0649933963
PIN: 0649937653

113 HOLLY SPRINGS ROAD LLC
PO BOX 6356
RALEIGH NC 27628-6356
PIN: 0649935427

RANDALL S ADAMSON LLC
125 HOLLY SPRINGS RD
HOLLY SPRINGS NC 27540-9423
PIN: 0649936510

BHANA REAL ESTATE LLC
320 FLATROCK LN
HOLLY SPRINGS NC 27540-7418
PIN: 0649939744

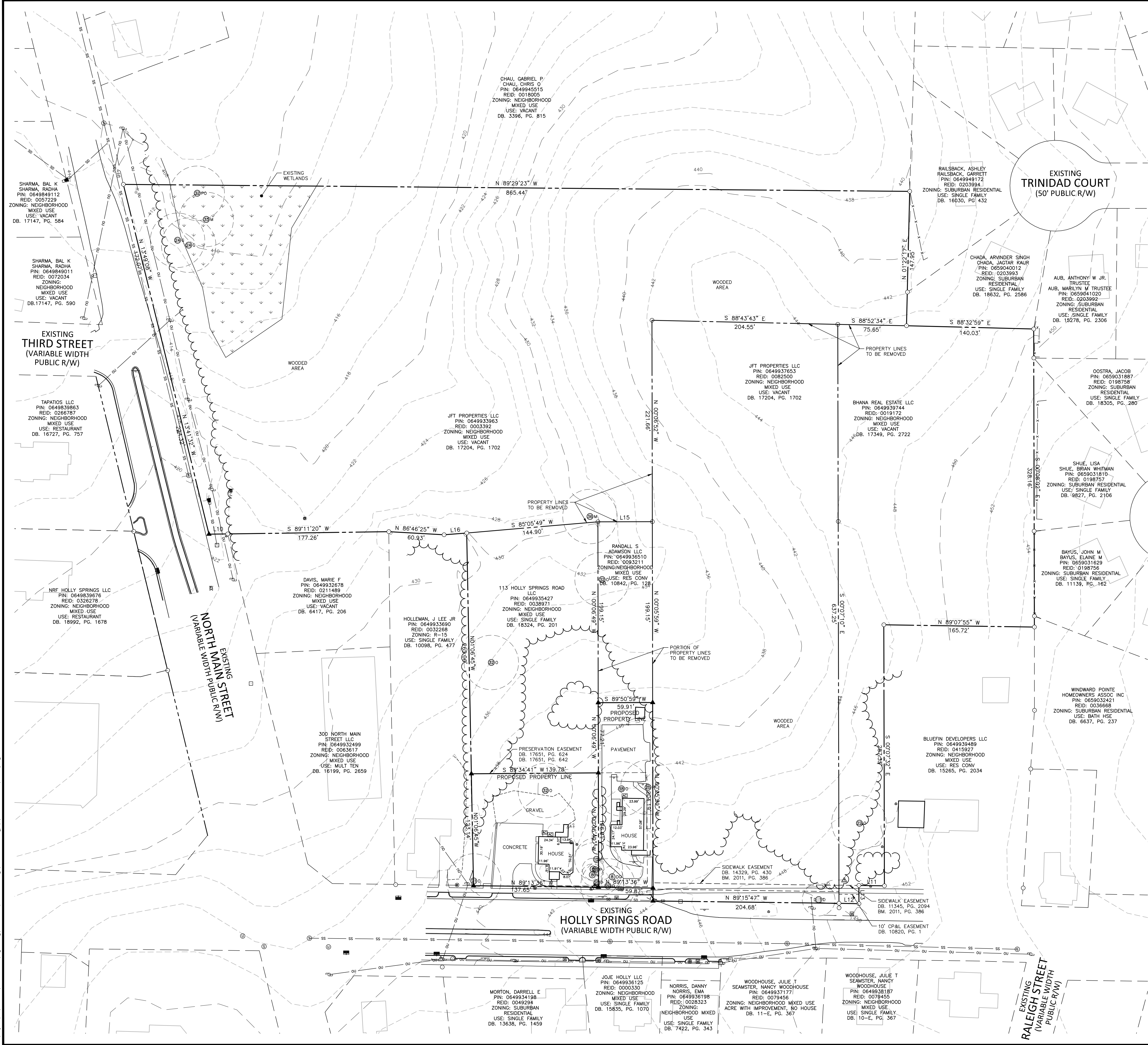


REVISIONS

NO.	DATE	
0	06.03.2022	ORIGINAL SUBMITTAL
1	07.15.2022	PER TOWN COMMENTS
2	08.19.2022	PER TOWN COMMENTS
3	11.04.2022	PER TOWN COMMENTS
4	12.09.2022	PER TOWN COMMENTS
5	01.06.2023	PER TOWN COMMENTS

MASTER PLAN FOR:

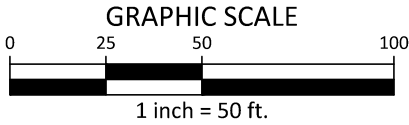
MAIN STREET VISTA
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: VIS-22003



SURVEY LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- GUARDRAIL
- WETLANDS

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 89°20'14" W	20.65'
L11	N 89°08'42" W	28.06'
L12	N 89°01'46" W	22.00'
L13	S 00°13'03" E	20.04'
L14	N 89°12'29" W	59.87'
L15	S 89°50'59" W	59.96'
L16	S 85°34'10" W	24.99'
L17	N 00°05'59" W	14.16'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305
PHONE: 404. 995. 4446



MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

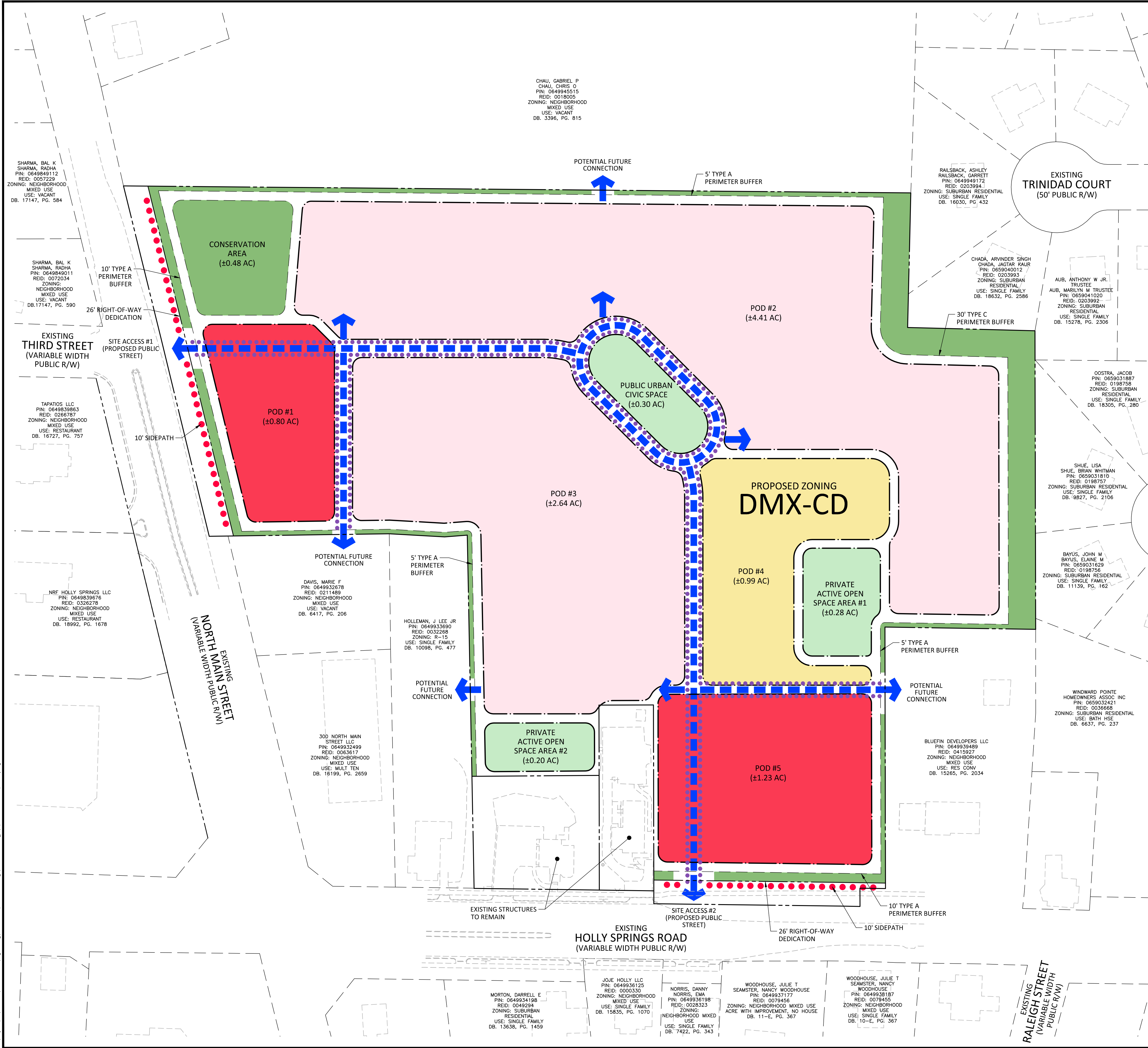
NO.	DATE	PER TOWN COMMENTS
1	07. 15. 2022	PER TOWN COMMENTS
2	08. 19. 2022	PER TOWN COMMENTS
3	11. 04. 2022	PER TOWN COMMENTS
4	12. 09. 2022	PER TOWN COMMENTS
5	01. 06. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-XC1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06. 03. 2022

SHEET

EXISTING
CONDITIONS
C1.00



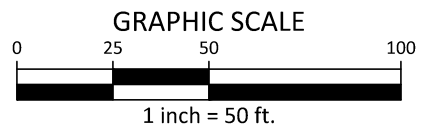
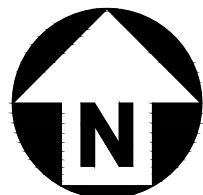
SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
	RANDALL S ADAMSON LLC	P/O 0649935427	P/O 0038971
DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
EXISTING ZONING	VISTA RESIDENTIAL PARTNERS		
PROPOSED ZONING	NEIGHBORHOOD MIXED USE		
SITE AREA	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
	SOUTH	5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		NO MINIMUM, 10' MAXIMUM
	SIDE AND REAR		NO MINIMUM, 10' MAXIMUM
	SIDE-CORNER		NONE
	SINGLE-STORY ADJACENT TO WINWARD POINT		30' MINIMUM
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	MULTI-STORY ADJACENT TO WINWARD POINT		70' MINIMUM
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS		5' MINIMUM
	ADJACENT TO COMMERCIAL		5' MINIMUM
	THOROUGHFARE BUFFER		10' MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM	3 STORIES MINIMUM
	ACCESSORY STRUCTURES	15' MAXIMUM	5 STORIES MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	

CONCEPT PLAN NOTES

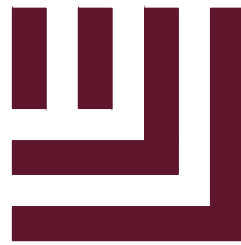
1. LIVE/WORK UNITS MAY BE LOCATED IN PODS 2 & 3.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- ACTIVE OPEN SPACE
- BUFFER/PASSIVE OPEN SPACE
- RESIDENTIAL MIXED-USE
- MULTI-FAMILY
- NEIGHBORHOOD COMMERCIAL MIXED-USE
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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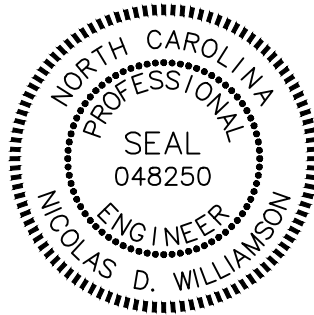
CLIENT

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PHONE: 404. 995. 4446



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PARTNERS

MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

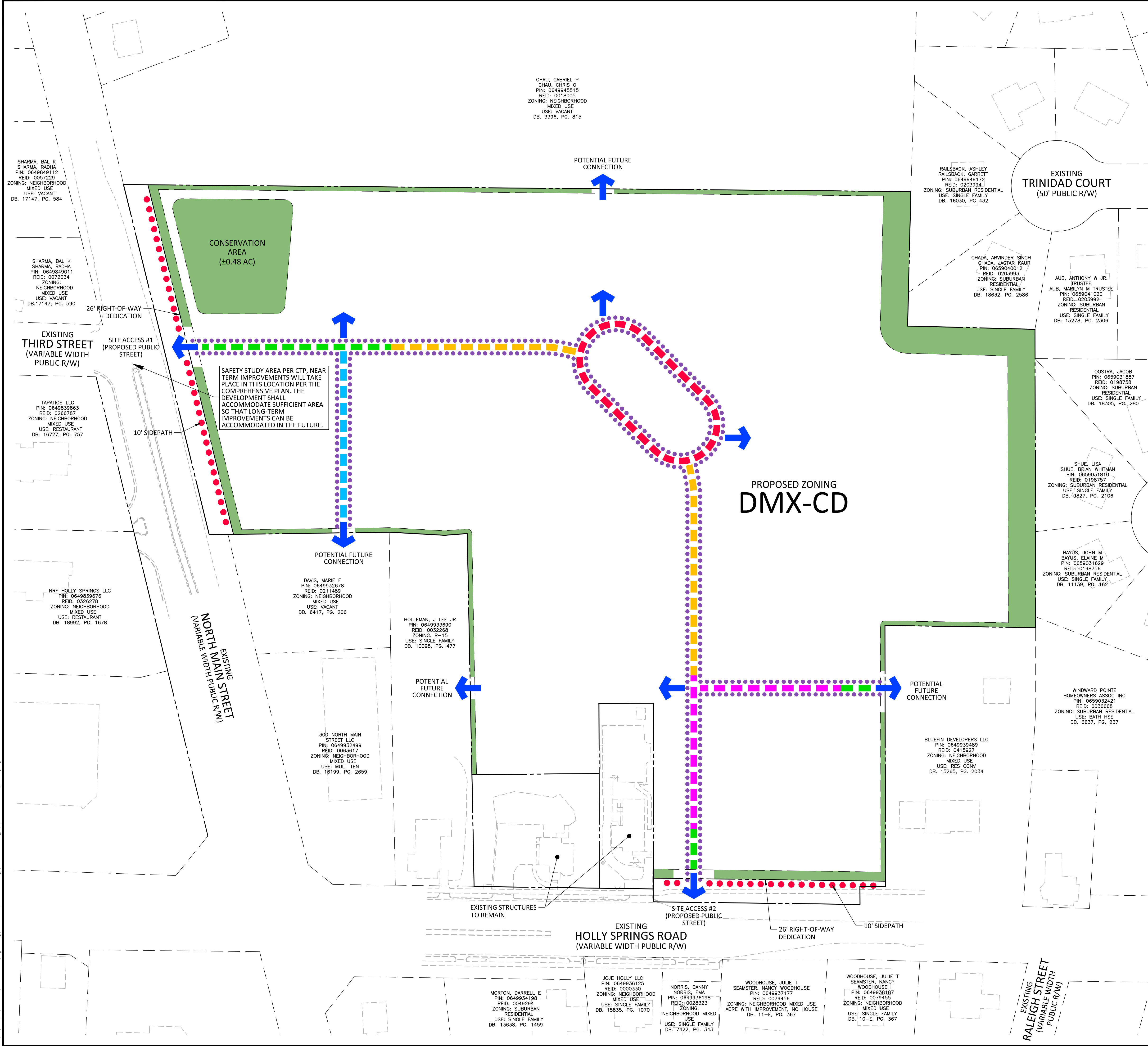
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3	11.04.2022	PER TOWN COMMENTS
4	12.09.2022	PER TOWN COMMENTS
5	01.06.2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-S1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

CONCEPT PLAN
C2.00



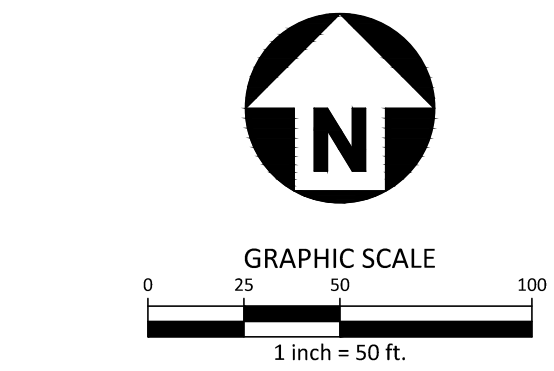
SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
	RANDALL S ADAMSON LLC	P/O 0649935427	P/O 0038971
DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
EXISTING ZONING	NEIGHBORHOOD MIXED USE		
PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
SITE AREA	GROSS AREA	11.71 AC	
	R/W DEDICATION:	0.38 AC	
	NET AREA:	11.33 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
	SOUTH	5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SIDE-CORNER	NONE	
	SINGLE-STORY ADJACENT TO WINWARD POINTE	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINTE	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
BUILDING HEIGHT	ADJACENT TO COMMERCIAL	5' MINIMUM	
	THOROUGHFARE BUFFER	10' MINIMUM	
GROUND FLOOR HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	15' MAXIMUM	
	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	

- TRANSPORTATION NOTES**
1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.
 2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.

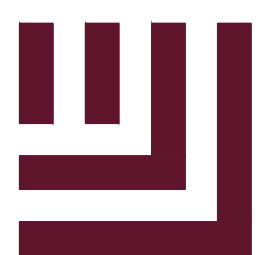
TYPICAL STREET SECTIONS
SEE SHEET C8.00

- 82' ROW ANGLED PARKING
- 63' ROW PARALLEL PARKING
- 60' ROW ONE-WAY ANGLED PARKING
- 45' ROW NO PARKING
- PRIVATE STREET WITH PARKING

- LEGEND**
- PROPOSED SITE ACCESS
 - BUFFER/PASSIVE OPEN SPACE
 - 10' SIDEPATH
 - PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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MAIN STREET VISTA MASTER PLAN

137 HOLLY SPRINGS ROAD HOLLY SPRINGS, NORTH CAROLINA



REVISIONS			
NO.	DATE	PER TOWN COMMENTS	
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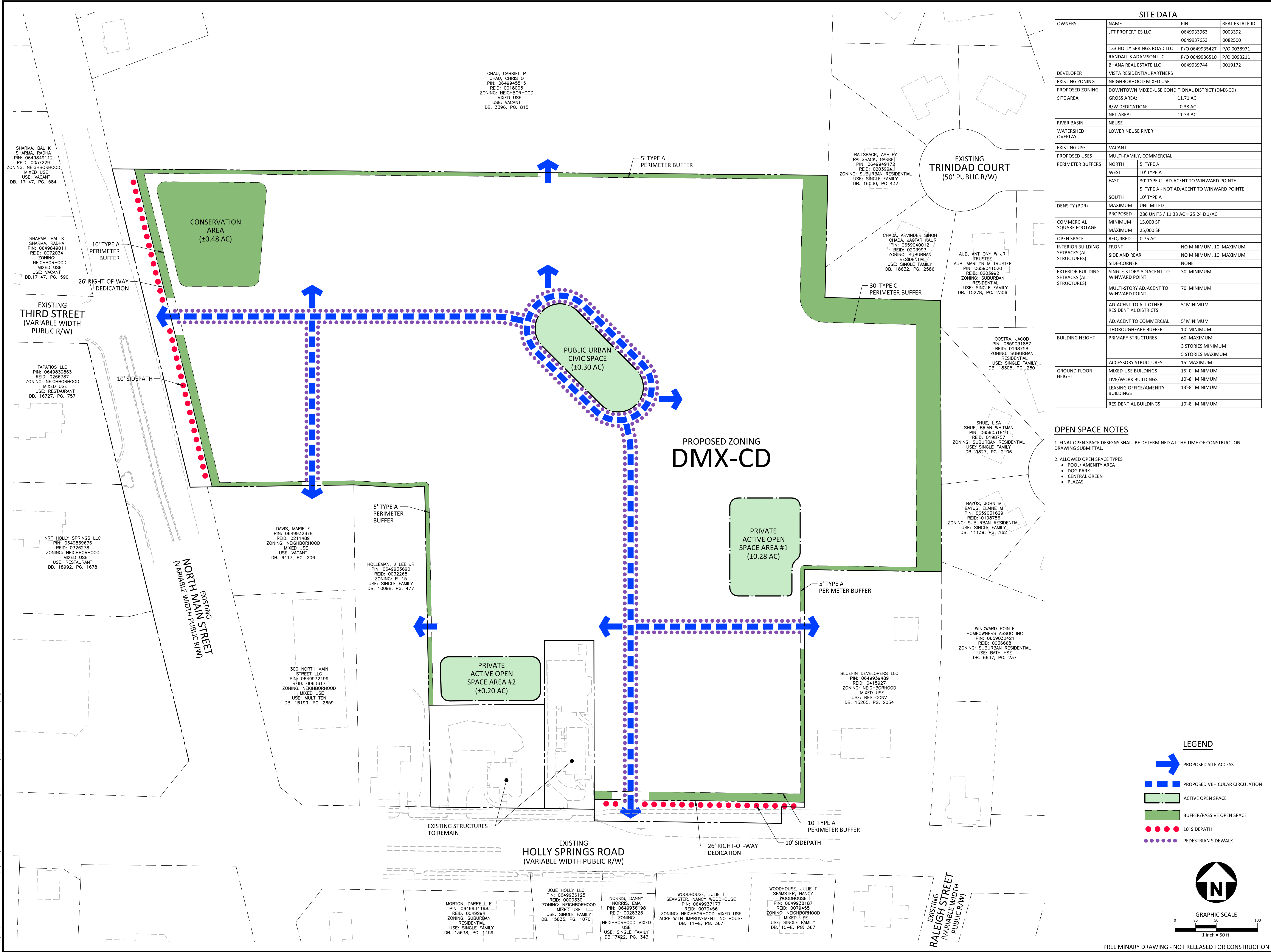
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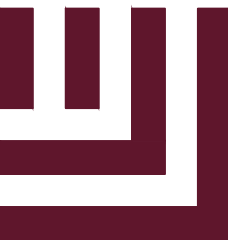
PROJECT NO. VIS-22003
FILENAME VIS22003-S1
CHECKED BY LH
DRAWN BY MD
SCALE 1"=50'
DATE 06.03.2022

SHEET

TRANSPORTATION PLAN

C2.01





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MAIN STREET VISTA

MASTER PLAN

137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



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PLAN INFORMATION

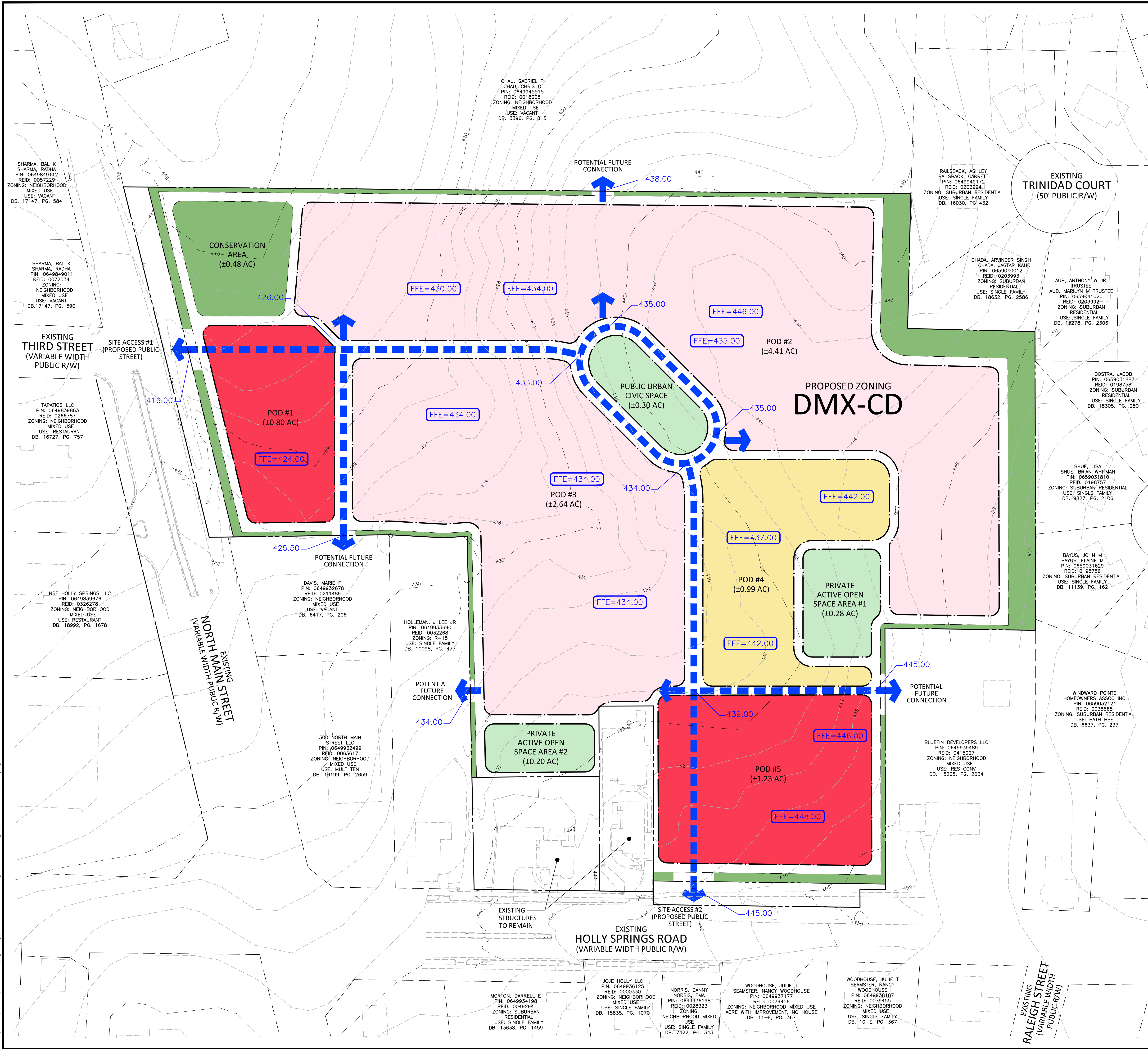
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FILENAME	VIS22003-S1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

OPEN SPACE & PRESERVATION PLAN

C2.02

M:\Projects\VIS\22003\04-Production\Engineering\Master Plan\Current Drawings\VIS22003-G1.dwg, 1/6/2023 9:45:45 AM, Rich Updegrave, 1:1



SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
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DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
	VISTA RESIDENTIAL PARTNERS		
	NEIGHBORHOOD MIXED USE		
EXISTING ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
PROPOSED ZONING	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
	NET AREA:	11.33 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
	SOUTH	5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
	SIDE-CORNER	NONE	
	SINGLE-STORY ADJACENT TO WINWARD POINTE	30' MINIMUM	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	MULTI-STORY ADJACENT TO WINWARD POINTE	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
	ADJACENT TO COMMERCIAL	5' MINIMUM	
	THOROUGHFARE BUFFER	10' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	15' MAXIMUM	
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MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA

WILLIAM D. WILLIAMS, INC.

REVISIONS

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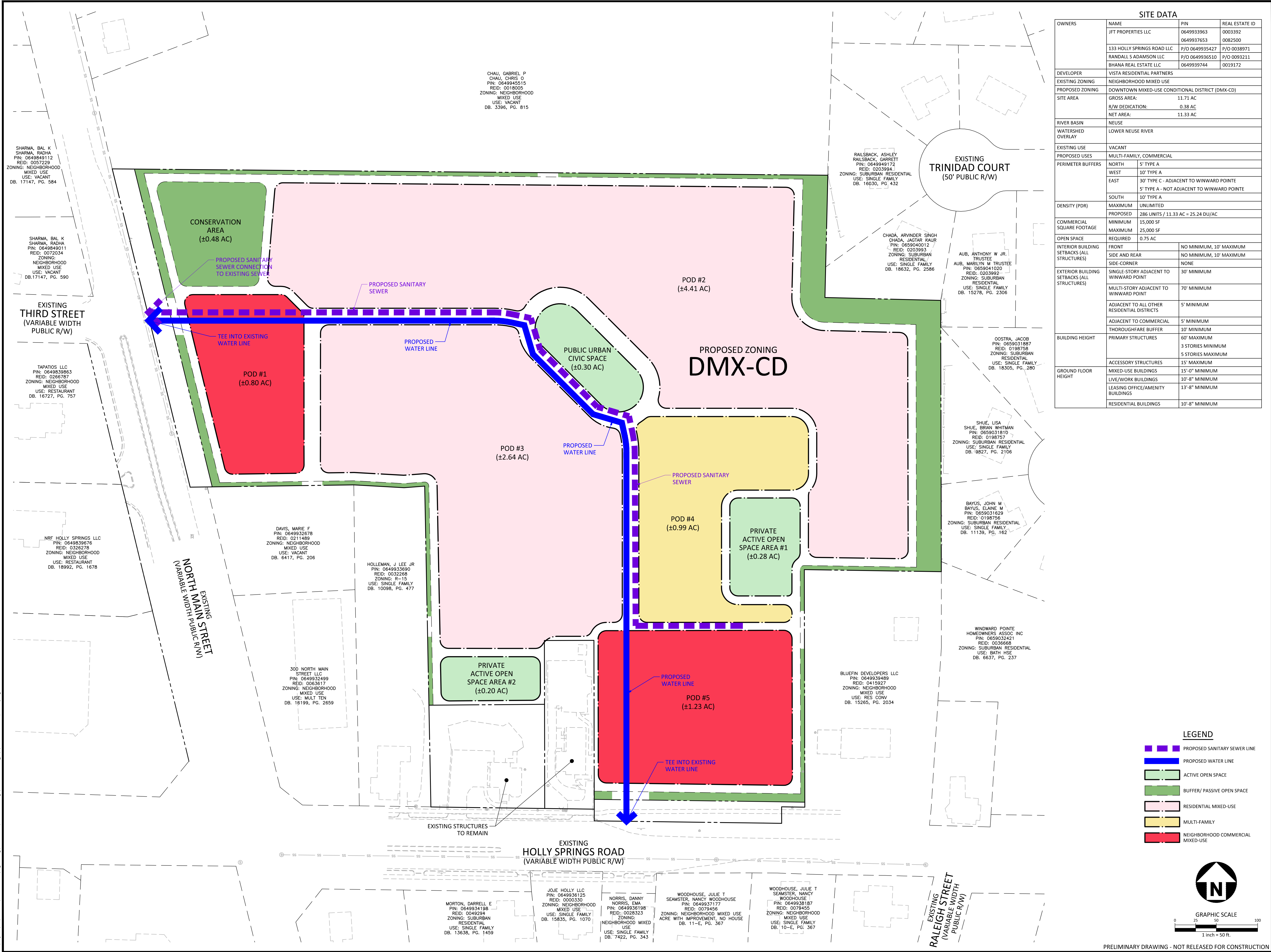
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-G1
CHECKED BY	LH
DRAWN BY	MD
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SHEET

GRADING PLAN
C3.00

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MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS			
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FILENAME	VIS22003-U1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

UTILITY PLAN
C4.00



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MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



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PLAN INFORMATION

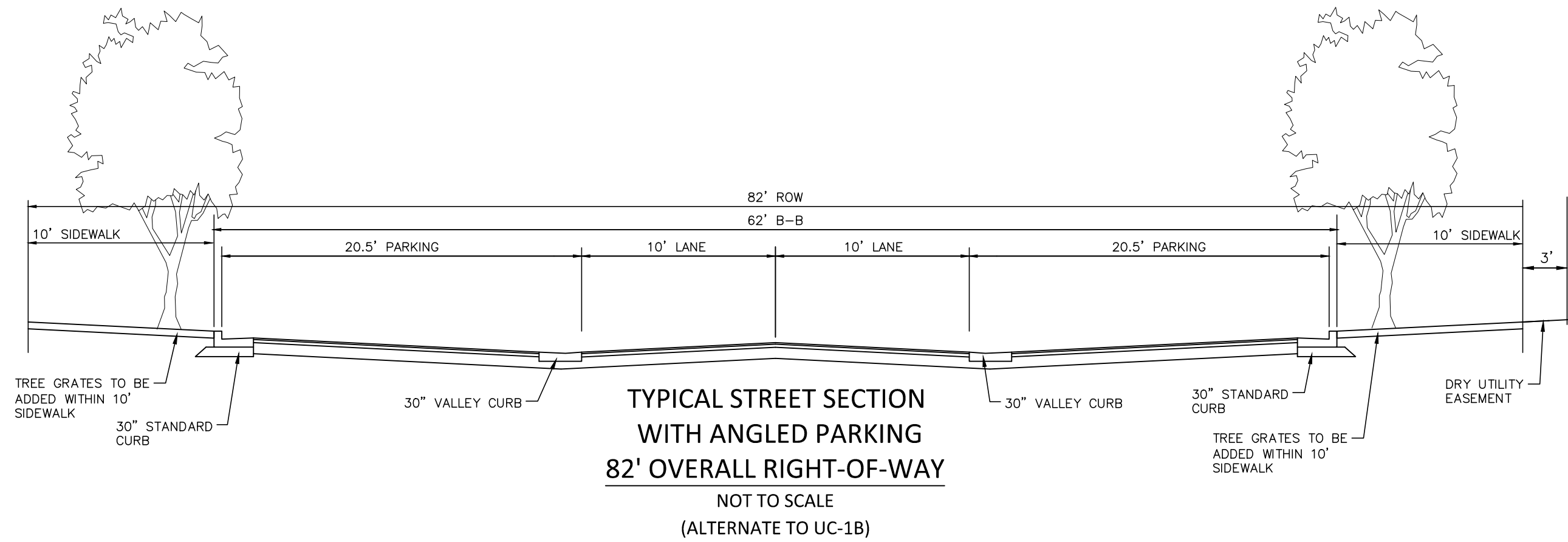
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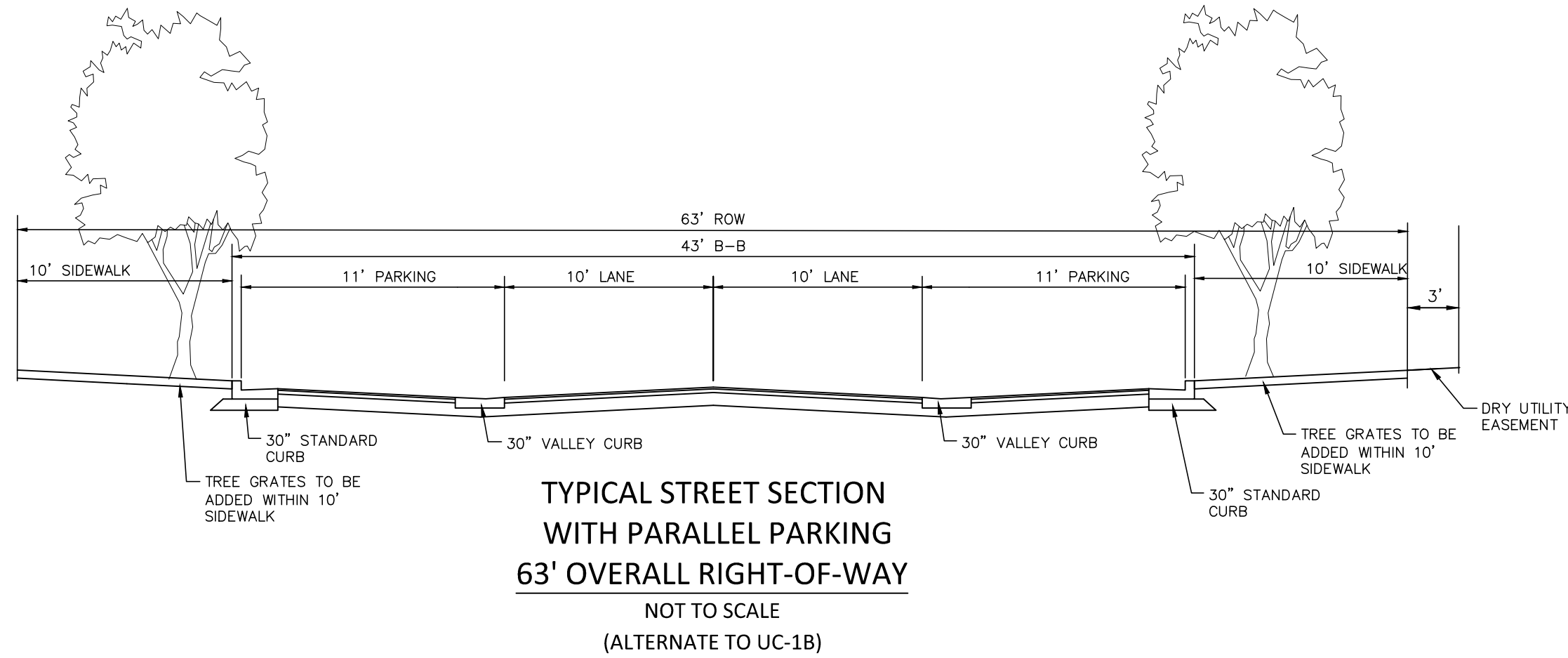
TYPICAL SECTIONS

C8.00

Typical Street Section – Angled Parking – 82' Overall ROW		
Standard	TOHS UC-1B Typical Section – "Urban" Requirement	Proposed CD Street Section Requirement
ROW	73'	82'
B-B	43'	62'
Travel Lanes	11'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	20.5'
Sidewalk	8'	10'



Typical Street Section – Parallel Parking – 63' Overall ROW		
Standard	TOHS UC-1B Typical Section – "Urban" Requirement	Proposed CD Street Section Requirement
ROW	73'	63'
B-B	43'	43'
Travel Lanes	11'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	11'
Sidewalk	8'	10'

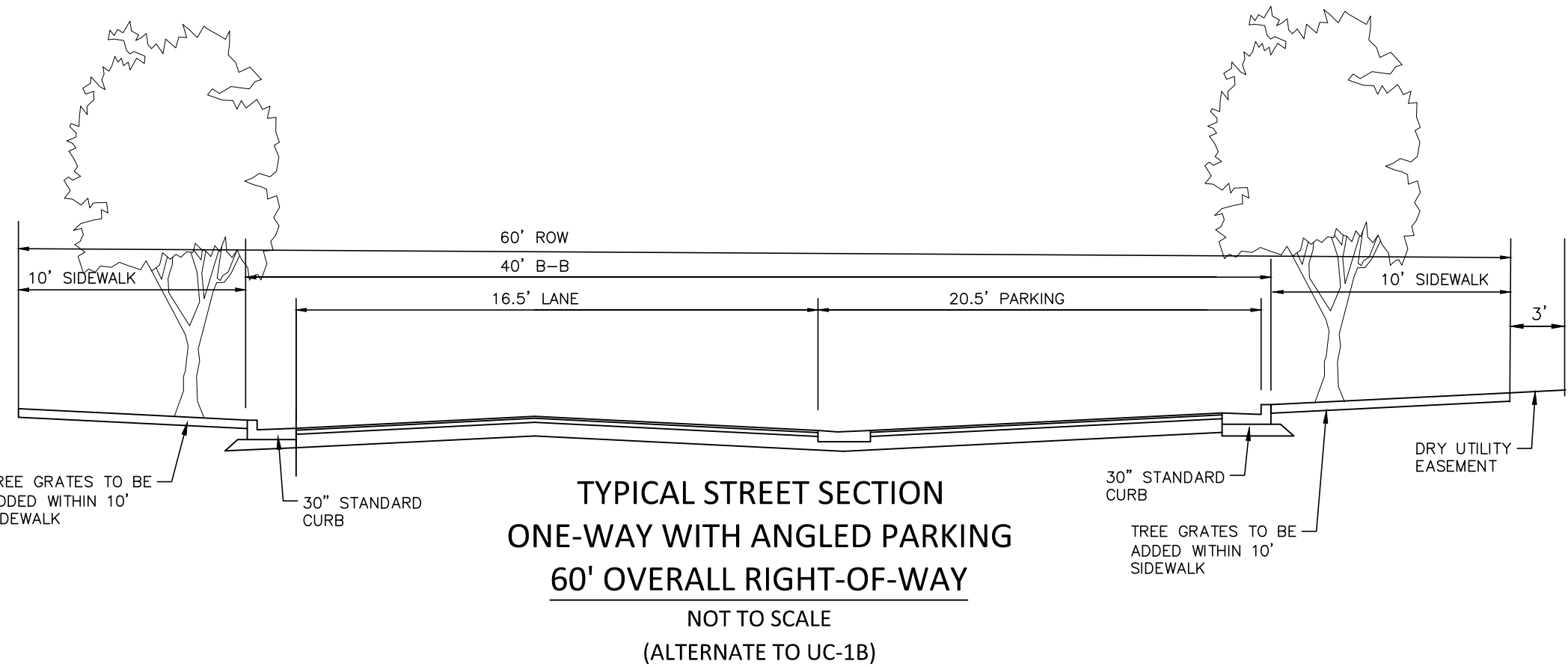


TREE GRATES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN'S ADOPTED VILLAGE DISTRICT AREA PLAN (VDAP) AND WILL USE THE FOLLOWING TREE GRATE (OR TOWN ACCEPTED ALTERNATIVE):

48" TREE GRATE BY EAST JORDAN IRON WORKS, MODEL NUMBER 8671 AND 36"X60" MODEL NUMBER 8686 (THIS GRATE SHOULD BE USED WHEN ADDITIONAL SIDEWALK WIDTH IS REQUIRED).

FINAL SPACING AND PLACEMENT SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.

Typical Street Section – One Way Angled Parking – 60' Overall ROW		
Standard	TOHS UC-1B Typical Section – "Urban" Requirement	Proposed CD Street Section Requirement
ROW	73'	60'
B-B	43'	40'
Travel Lanes	11'	16.5'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	20.5'
Sidewalk	8'	10'

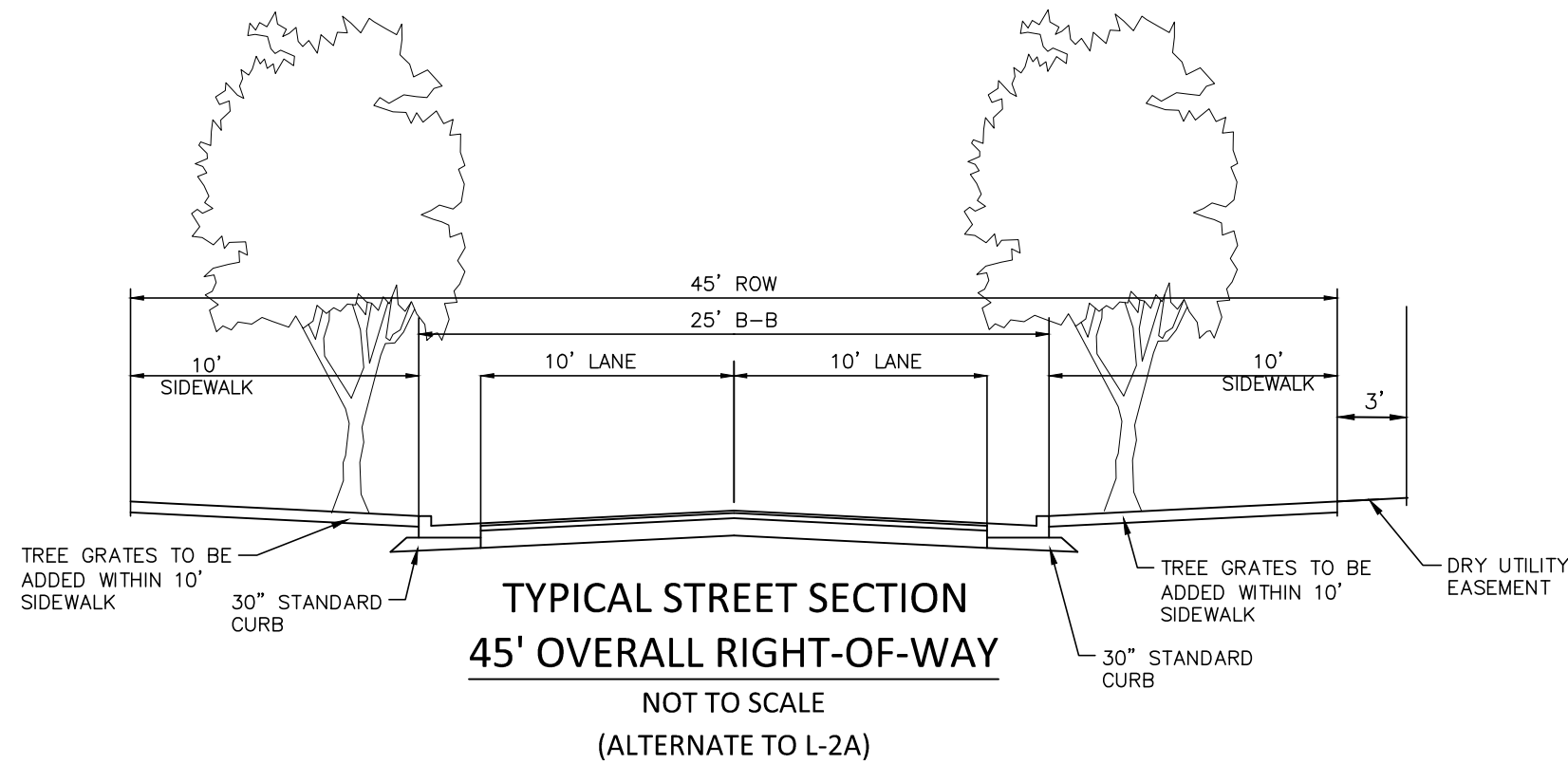


T-4A Alt 1 Minimum



NORTH MAIN STREET AND HOLLY SPRINGS ROAD
TYPICAL SECTION
NOT TO SCALE

Typical Street Section – 45' Overall ROW		
Standard	TOHS L-2A Typical Section – "Urban" Requirement	Proposed CD Street Section Requirement
ROW	63'	45'
B-B	25'	25'
Travel Lanes	10'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	8'	0'
On-Street Parking	N/A	N/A
Sidewalk	8'	10'



NOTE: CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL





MAIN STREET VISTA DEVELOPMENT & DESIGN MANUAL

TABLE OF CONTENTS

MAIN STREET VISTA

1. INTRODUCTION_____1-2

PURPOSE
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APPLICATION

2. LAND USE_____3-4

3. ZONING_____5-8

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4. DEVELOPMENT_____9-30

DEVELOPMENT STANDARDS
DESIGN GOALS NARRATIVE
ELEVATIONS

5. DESIGN STANDARDS_____31-40

BUILDING DESIGN STANDARDS
PUBLIC REALM STANDARDS
LANDSCAPE DESIGN
GATHERING & OPEN SPACE



DEVELOPER

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ALEX BARROSO
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LANDSCAPE ARCHITECTURE

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DURHAM, NC 27713

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HOLLOMAN@MCADAMSCO.COM

ARCHITECTURE

NILES BOLTON ASSOCIATES
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DANIEL FERNANDEZ
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dfernandez@nilesbolton.com

1 Introduction

PURPOSE

Nestled in the heart of town, is Main Street Vista. This mixed-use community will allow for high-quality multifamily housing as well as walkable, neighborhood-scale commercial options. This Design Manual utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for Main Street Vista. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of Main Street Vista. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, historic preservation, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating Main Street Vista as a high quality development all its own.

VISION

Generally, Main Street Vista will accomplish the design objectives by:

- » Utilizing eclectic architectural styles to create a vibrant and sophisticated environment, inviting visitors and residents to explore and linger throughout the development;
- » Including a high level of sophistication in style, character, and design throughout Main Street Vista, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- » Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- » Thoughtfully integrating attractive hardscaping and landscaping throughout well-designed community gathering spaces; and
- » Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

This Design Manual was developed for the Main Street Vista Mixed Use District rezoning as a zoning condition for the project to help facilitate Vista's development as a high quality, high density urban mixed use development. The purpose of this Design Manual is to ensure that Main Street Vista is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

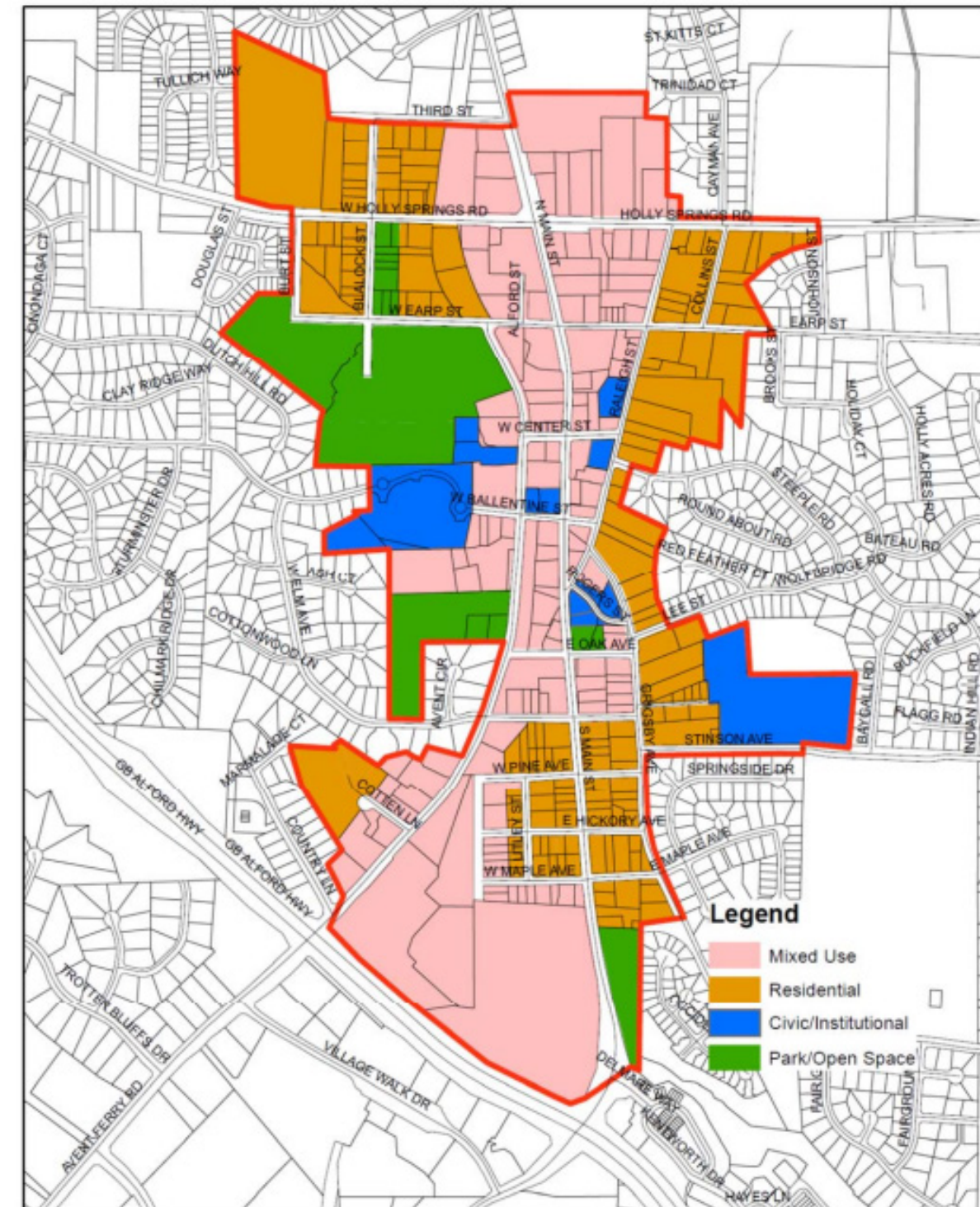
The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for Main Street Vista. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique and special sense of place for Main Street Vista.

2 Land Use

Main Street Vista is a multi-Use project proposed in the northwest quadrant of the North Main St and Holly Springs Rd intersection. The current zoning for this parcel is Neighborhood Mixed Use (NMX), however Holly Spring's Future Land Use Map identifies the project site as a place to transform into part of the Downtown Village District. Main Street Vista is a high-quality, compact, mixed-use development that proposes commercial, office, and residential uses all within the project area. Sensitive to surrounding existing development, Main Street Vista proposes up to 25,000 square feet of total commercial. Larger buildings are placed towards the center of the project including live/work units and residential apartments. The four larger interior buildings front the Village Green an open family-friendly green space for both visitors and resident's to gather and relax. The development maintains visual appeal by including activated streetscapes, street trees, and architectural interest. Architectural variation, along with the smaller scale of each building ensures the development is inviting to pedestrians.

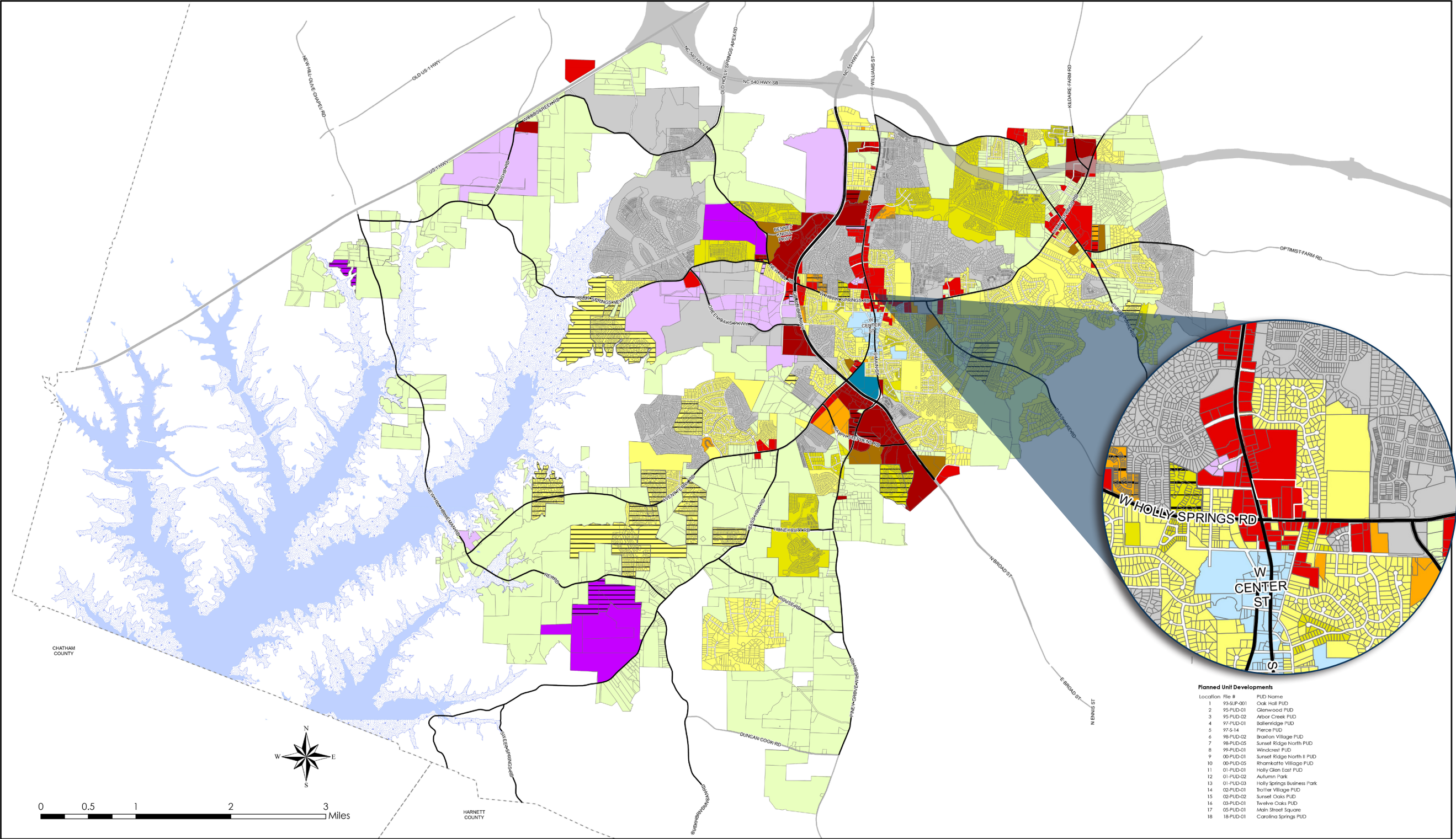
dated October 2018

Village District Area Land Use Plan



3 Zoning

dated March 22, 2002



Parcels	Conditional Use	RR Rural Residential	NCR Neighborhood Center Res	DMX Downtown Mixed Use	SP CU Special District
Shearon Harris Lake		SR Suburban Residential	MXR Mixed Use Residential	PUD Planned Unit Development	BRT Business Research Technology
Proposed Shearon Harris Lake Level		NR Neighborhood Residential	NMX Neighborhood Mixed Use	CB Community Business	HI Heavy Industrial

The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that he or she should verify the accuracy of the information/data.

Map Prepared By:
Development Services GIS
Town of Holly Springs
PO Box 8 / 128 S. Main Street
Holly Springs, NC 27540
(919) 557-3908

Visit Us on the Web:
www.hollyspringsnc.gov

Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Arbor Creek PUD
4	97-PUD-01	Solennridge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Bradford Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhankotte Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Roller Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Carolina Springs PUD

Town of Holly Springs
Zoning Map



Updated: March 22, 2022

3 Zoning

The proposed rezoning to Downtown Mixed Use - Conditional District (DMX-CD) is consistent with Holly Springs' Future Land Use Map, and Village District Area Plan. Currently the land is zoned Neighborhood Mixed Use (NMX). The rezoning to DMX-CD will allow for a higher quality development that achieves the desired mixing of uses called for in the Village District Area Plan. Residential, retail, eateries and live/work units are all proposed components of Main Street Vista meaning when complete, Main Street Vista will fill both a much-needed housing gap, and function as a destination for existing residents.

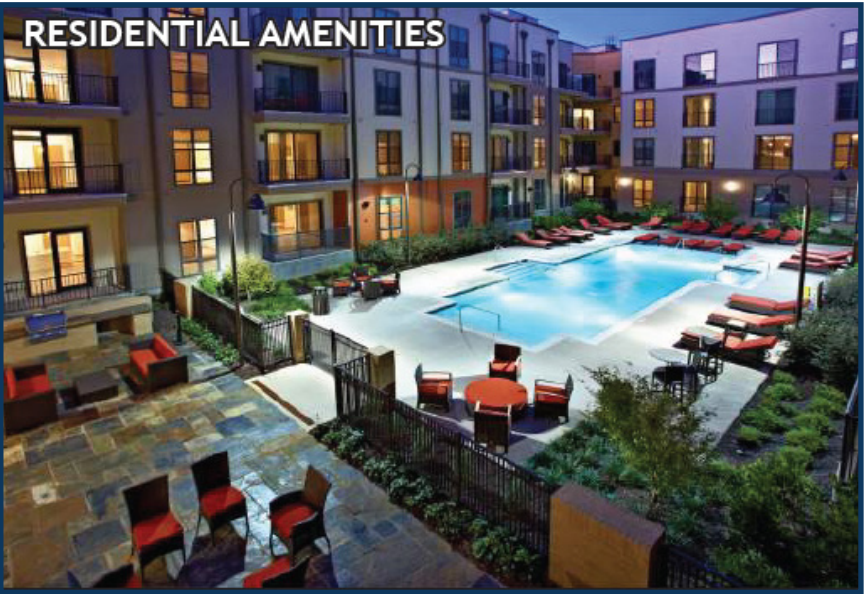
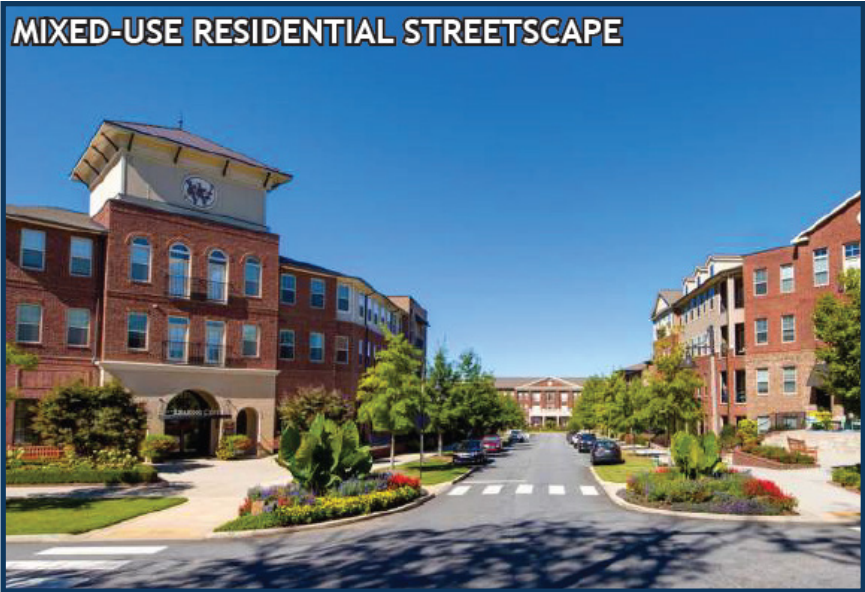
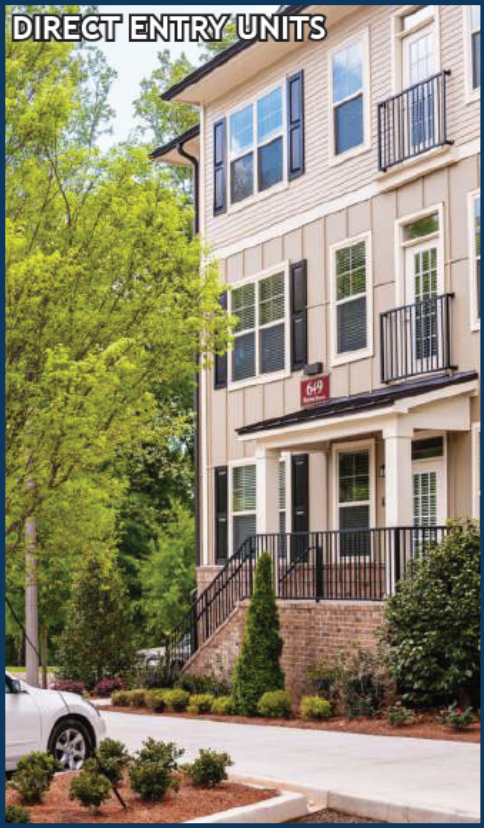
PERMITTED USE TABLE

Use	DMX	POD 1	POD 2	POD 3	POD 4	POD 5
Apartment Dwelling - See Note 2	PS	X	X	X	X	X
Attached Dwelling	P		X	X	X	
Bed and Breakfast	PS	X	X	X		X
Hotel	P	X	X	X		X
Inn	P	X	X	X		X
Business Services	P	X	X	X	X	X
Childcare Center	PS	X	X	X		X
Medical Office	P	X	X	X		X
Office Use	P	X	X	X	X	X
Personal Services	P	X	X	X	X	X
Veterinary Clinic/Hospital	P	X	X	X		X
Amusement (Indoor)	PS	X	X	X	X	X
Bar/Nightclub/Tasting Room	PS	X	X	X		X
Food/Restaurant Uses	P	X	X	X		X
Retail Uses	P	X	X	X		X
Theater	P	X	X	X		X
Civic Building	PS	X	X	X		X
Community Support Facility	P	X	X	X	X	X
Assembly	P	X	X	X	X	X
Religious Use	P	X	X	X		X
School (Commercial, Trade or Business)	P	X	X	X		X
Fitness Facilities	P	X	X	X	X	X
Recreation Facility, Indoor	PS	X	X	X	X	X
Parking Garage	PS		X	X	X	
Solar Energy Systems-Small	A	X	X	X	X	X
Transit Station/Terminal	P	X				X
Wireless Telecommunications Equip-ment	PS	X	X	X	X	X
P = Permitted, PS = Permitted Use with Additional Standards SUP = Special Use Permit, CD = Conditional District, A = Accessory Use						
Notes:						
1. PS and SUP uses shall follow all applicable additional standards outlined in the UDO.						
2. Standalone apartment buildings shall be permitted in PODs 2,3, and 4.						

4 Proposed Development

Main Street Vista is a mixed use activity center proposed on approximately 12.41 acres comprised of five existing parcels within Holly Spring’s Downtown Village District. This project is dense and pedestrian focused in nature proposing 6 new construction buildings comprised of approximately: 15,000 square feet of commercial/retail space, 10,000 square feet of live/work space, and 286 residential units. Existing buildings on site will remain including the historic structure on 113 Holly Springs Road. Main Street Vista aims to be an activity center for both new and existing residents. The housing portion of the development will fill a much-needed housing gap currently occurring in Holly Springs. Proposed residential includes 1, 2, and 3 bedroom units in a variety of forms. Direct entry units and traditional hall entry residential units provide both visual variety and options for new residents to choose from. The commercial aspects of Main Street Vista will target high level retail and commercial tenants to serve the greater community. Coffee shops, and restaurants are examples of the development’s target tenant for Main Street Vista’s retail component. The project’s epicenter will be the Village Green, an outdoor community gathering space that invites visitors to rest and relax while acting as a venue for various outdoor community events. The proposed development is keeping future growth in mind by providing street stubs to promote increased connectivity in future developments. Sensitivity to the existing residential to the east of the project was prioritized throughout the design process. A 30 foot buffer is proposed on the eastern side of the project where the development abuts Windward Pointe. This proposed buffer is 25 feet wider than what is required by the Holly Springs UDO.

Proposed Uses	
Residential	286 units
Non-residential	Min. 10,000 sq ft Max. 25,000 sq ft
Non-residential designation shall include office, retail, and commercial uses.	



4 Proposed Development
DEVELOPMENT STANDARDS

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MAIN STREET VISTA DEVELOPMENT STANDARDS	
Development Intensity	
Maximum Gross Density	
Maximum Gross Residential Density Allowed	Unlimited
Maximum Gross Residential Density Proposed	26 units/acre
Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	50,000 sq ft
Floor Area: Ground Floor Story Proposed	105,850 sq ft
Open Space and Gathering Area	
Overall Minimum Open Space Required:	.75 AC
Interior Building Setbacks - All Structures (ft)	
Front	Min: 0' Max: 10'
All other setbacks (Side and Rear)	Min: 0' Max: 10'
Side - Corner Setback	0'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent Winward Pointe (minimum)	30'
Exterior Multistory Building Setback Adjacent to Winward Pointe (minimum)	70'
Exterior Setback to Adjacent All Other Residential Districts (minimum)	5'
Exterior Setback to Adjacent Commercial	5'
Thoroughfare Buffer	10'
Building Height	
All Primary Structures (maximum)	60'
Primary Structures - Minimum number of stories	3
Primary Structures - Maximum number of stories	5
Accessory Structures (maximum)	15'
Minimum Ground Floor Height Mixed-Use buildings: Live/Work Buildings: Leasing Office/Amenities Building: Residential Buildings:	15'-0" 10"-8" 13'-8" 10'-8"
All other applicable development standards not listed here shall follow UDO standards and requirements.	

4 Proposed Development

Elevations are for demonstration purposes only.



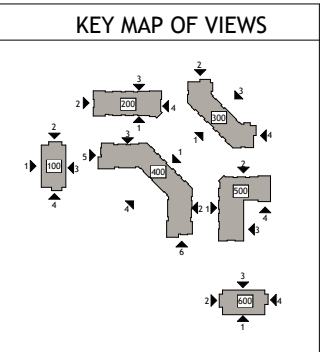
4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 200
MAIN STREET VISTA



2 PRESENTATION ELEVATION - BLDG. 200 LEFT- VIEW 2
A3-020 3/32" = 1'-0"



1 PRESENTATION ELEVATION - BLDG. 200 - FRONT- VIEW 1
A3-020 3/32" = 1'-0"

A3-020

4 Proposed Development

Elevations are for demonstration purposes only.

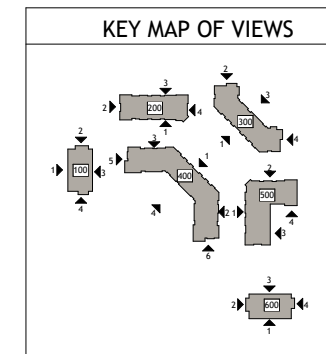


2 PRESENTATION ELEVATION - BLDG. 200 RIGHT - VIEW 4
A3-021 $3/32" = 1'-0"$



1	PRESENTATION ELEVATION - BLDG. 200 REAR- VIEW 3
A3-021	3/32" = 1'-0"

ELEVATIONS - BLDG. 200



A3-021

VISTA REALTY PARTNERS | 06/01/22

NILES BOLTON ASSOCIATES

4 Proposed Development

Elevations are for demonstration purposes only.



4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 300
MAIN STREET VISTA



A3-031

4 Proposed Development

Elevations are for demonstration purposes only.



A3-040

4 Proposed Development

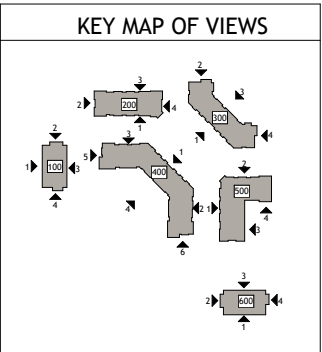
Elevations are for demonstration purposes only.



4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 500 MAIN STREET VISTA



2 PRESENTATION ELEVATION- BLDG. 500 LEFT- VIEW 2
A3-050 3/32" = 1'-0"



1 PRESENTATION ELEVATION - BLDG. 500 - FRONT- VIEW 1
A3-050 3/32" = 1'-0"

A3-050

4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS - BLDG. 500
MAIN STREET VISTA



A3-051

5 Building Design Standards

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

ENCROACHMENTS

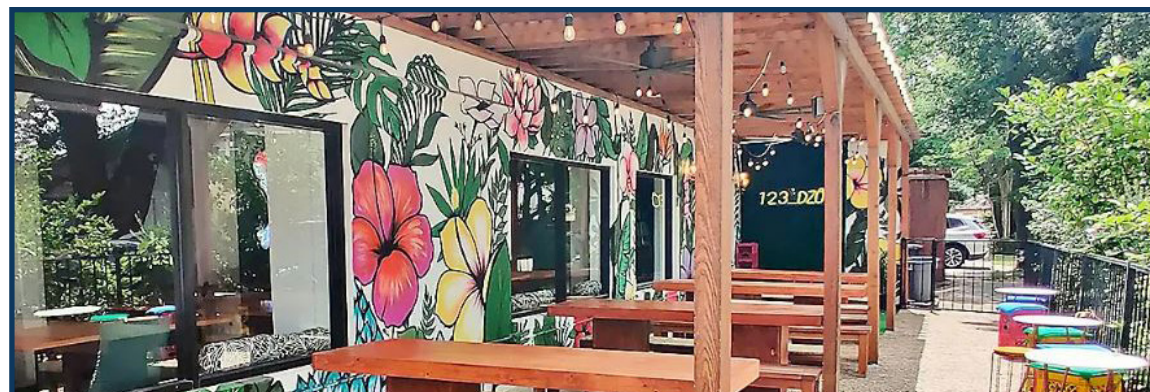
The following standards shall be in place of UDO Section 8.2. F:

- » Forecourts may be incorporated into the ground floor levels of the mixed-use buildings with a minimum horizontal clearance of eight (8) feet and a minimum vertical clearance of ten (10) feet.
 - » Balconies on the upper levels may project into the setback, with no more than a three (3) foot projection and minimum clearance of ten (10) feet above finish grade.
- Awnings and canopies may be incorporated into the facades of the mixed-use buildings and live/work units with a maximum projection of five (5) feet into the pedestrian right-of-way and a minimum vertical clearance of eight (8) feet above finished grade.

FACADE STANDARDS

The following shall be in place of UDO Section 8.2. G.a

- » Brick (maximum of three (3) colors);
 - » Cut stone (maximum of two (2) colors, dimensions minimum 8" x 16" and maximum 18" x 36");
 - » Fiber cement panels with battens (maximum three (3) colors);
 - » Fiber cement panels with reveals (maximum three (3) colors);
 - » Fiber cement lap siding (maximum two (2) colors);
 - » Fiber cement trim boards (maximum 3 colors);
 - » Vinyl windows;
 - » Prefinished aluminum storefront;
 - » Prefinished metal trim and copings;
 - » Prefinished metal canopies;
 - » Fabric awnings;
 - » Metal railings (painted - dark gray, dark bronze or black)
-
- » Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding.
 - » The secondary facades of all-residential buildings shall consist of at least than 10% of brick or stone with the balance consisting of fiber cement panels and lap siding.
 - » The ground floor of mixed-use buildings (including live/work units) shall have a minimum of 75% Type 1 Materials.
 - » Floors 2-4 shall have at least 30% Type 1 Materials.
 - » Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building.
 - » There will be no large expanse of blank walls exceeding 20' in length.
 - » Different brick colors, textures and finishes shall be used to create different architectural looks.
 - » Storefronts use any number of colors and materials to achieve individual character



Use of arbor and varied materials to define an outdoor space



Repeating symmetrical fenestration patterns mixed with quality materials



There shall be no large expanse of blank walls exceeding 20' in length.



Varied materials, colors and textures

5 Building Design Standards

BULK AND MASSING

Building tops shall consist of varieties of parapet heights, contemporary projected parapets with large brackets, contemporary stylized cornices, copings terminating large volumes and roof overhangs with and without brackets where sloped roofs are incorporated. Proposed buildings shall not be required to meet horizontal variations, and maximum buildings lengths requirements found in UDO Section 8.2. G. 4. b.

- » Base: The base shall be distinguished from the body of the building by features including but not limited to: thicker walls, ledges, or sills; visually heavier materials than those used on the body of the building; and/or lighter or darker materials, mullions, or panels; and planters
- » Middle: The remaining middle of the building shall constitute a minimum of 50% of the total building height
- » Top: The top shall be located at the of the building wall, shall occupy the highest portion of the building, and shall be distinguished from the body of the building by features including but limited to: cornice treatments, materials such as stone or differently colored materials; change in material pattern; a roof overhang with brackets; stepped parapets; and/or a cornice capping the top of the building.

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change shall be two (2) inches depth.

HUMAN SCALE DESIGN ELEMENTS

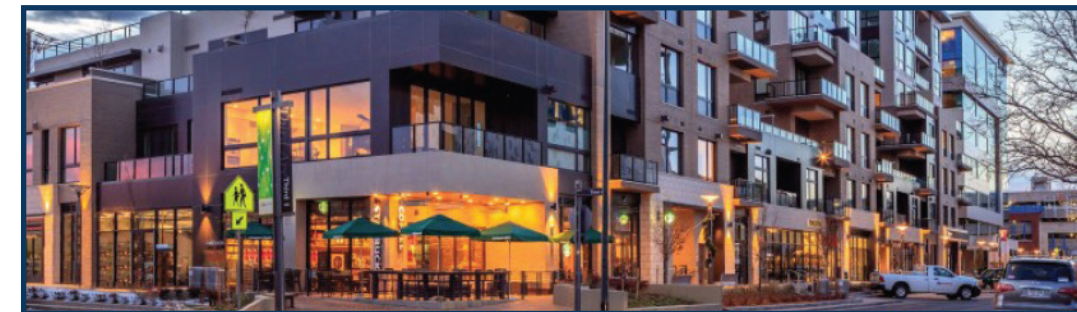
- » Create human-scale design at the ground level with a minimum of three (3) elements such as decorative lighting, living vegetative walls, soldier course brick details, medallions, friezes, and/or trellises.



Variety of parapet heights and contemporary stylized cornices



Roof overhang to emphasize entrance



Articulation in facade depth, multiple building expressions



Vegetation on walls create a break in massing and add interest

5 Public Realm Standards

STREET LEVEL ARCHITECTURE

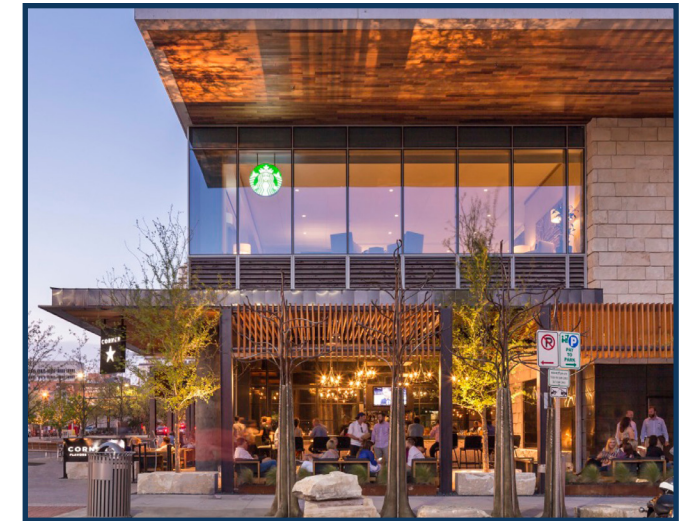
DEFINITION

Street level architecture refers to the portion of a building that interacts with pedestrians from a ground-level point of view. This perspective can involve both the massing of upper stories with relation to the street, as well as finer elements such as the selection of materials and fenestration. Common street furniture, such as trash receptacles and benches; decorative pedestrian lighting and the Town's upgraded street signs will all be utilized within this development.

Street level architecture should have variation and sensitive detailing, relating to the public realm; an imperative when creating a quality pedestrian experience. Clear visual division between street level and upper floors is important as the typical condition. In limited areas full height elements can frame overall building architecture. Design elements such as entries, windows, balconies, awnings, and bays all serve to provide visual interest.



Utilization of different planes to create visual interest



Protruding elements create visual interest



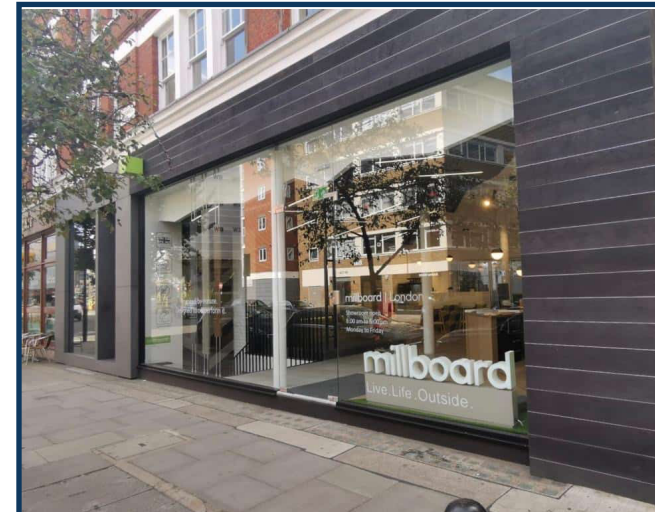
Creative and interesting use of facades



First floor design unique yet complimentary of upper floors



Use of wood as accent material



Creative and interesting use of facade



Curved facades create contrast in shape

5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

- » Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
- » Placemaking shall be encouraged which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
- » Decorative street signs shall be utilized throughout the development in accordance with Town detail HS361.
- » All traffic bollards shall be black or match the primary building facade color.
- » Whenever foundation landscaping is not feasible, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
- » To encourage sustainable design, the use of living walls shall be encouraged.
- » Street trees shall be required to be placed every 40 feet along the interior access drive.



Decorative fencing protects plantings



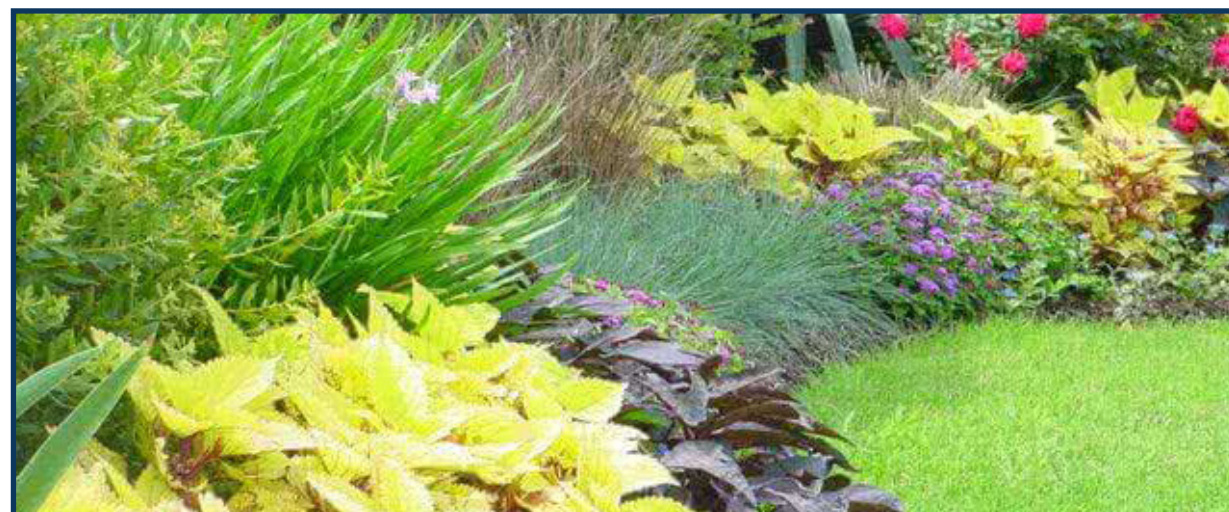
Use of living walls



Cherry tree offers strong spring color



Herbaceous perennials provide summer color



Variety of textures and colors



Street trees/canopy trees



Decorative planters

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

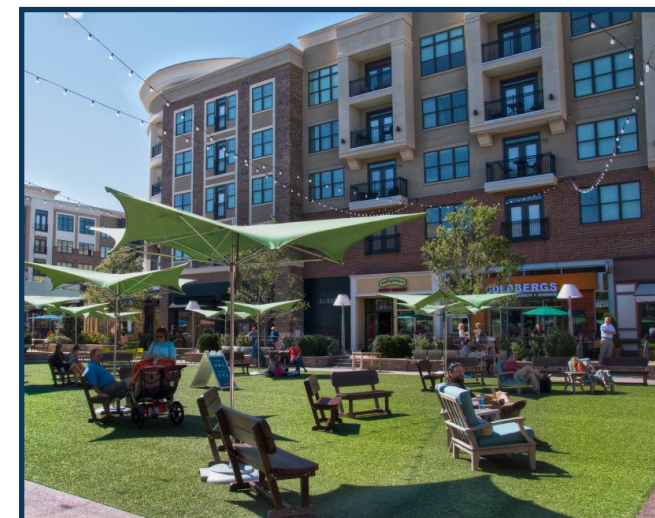
- » Urban civic space shall be met by introducing a central village green that will be available for all residents and business patrons alike. This green shall contain the following elements: water fountain feature, benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The minimum overall open space provided shall be .75 acres.
- » The multifamily residential component shall be served by a private active recreation open space area and shall contain the following features: clubhouse/main amenity (minimum of 7,000 sf) as well as a pool (minimum size of 1,200 sf).
- » Plazas shall be required at corner entries along buildings that face the central village green and will feature decorative pavers.



Smaller spaces within large spaces



Balance of hardscape and landscape



Gathering spaces



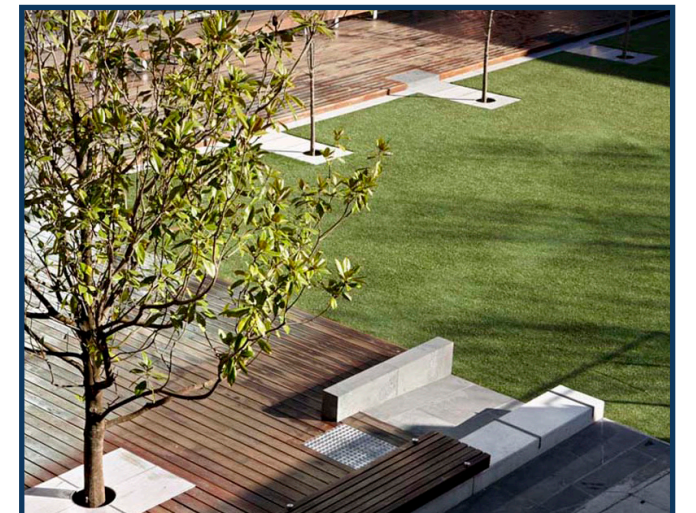
Variation assures interest is maintained within the gathering space



Events bring visitors in



Interactive spaces



Balance of hardscape and landscape

PREPARED BY AND AFTER RECORDING RETURN TO:
JASON L. BARRON
MORNINGSTAR LAW GROUP
421 FAYETTEVILLE STREET, SUITE 530
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE
REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

VISTA RESIDENTIAL PARTNERS-NC, LLC

THIS AGREEMENT (the “Agreement”), made and entered into this _____ day of March, 2022, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the “Town” and **VISTA RESIDENTIAL PARTNERS-NC, LLC, a North Carolina limited liability company**, hereafter referred to as the “Developer.” The Town and the Developer are collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, the Developer or its affiliate is the contract purchaser of tracts of land held in common for development, known by the following Wake County PINs: 0649933963, 0649937653, 0649935427, 0649936510, and 0649939744, totaling approximately 11.71 acres in size, as more particularly described on **Exhibit A** (the “Site”); and,

WHEREAS, the owners of the Property are (i) JFT Properties, LLC, (ii) 113 Holly Springs Road, LLC, (iii) Bhana real Estate, LLC, and (iv) Randall S. Adamson, LLC and all consent to the Developer entering into this agreement as indicated by their signature below;

WHEREAS, the Town Council rezoned the Site to Downtown Mixed-Use Conditional Zoning District (“DMX-CD”), (the “Rezoning”) on March 21, 2023, to facilitate the development of a vertically integrated mixed use residential and commercial development on the Site; and,

WHEREAS, the Site is not currently served by adequate Town potable water and sewer service; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160D and its Unified Development Ordinance (“UDO”), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. § 160D-1001(b) and 160D-1003. And may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so;

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town’s annual budget and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town’s website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, the Town considers the Project favorable to the Town because of the mixed use component which allows for the retention of and expansion of local employment in the Town and the significant amount of non-residential uses the project will offer. Further, the Developer has agreed to incorporate several needed public infrastructure improvements (“Public Improvements,” as described below) in the vicinity of the Site which will serve the Site, the Developer’s customers, other adjoining properties, and generally benefit the Town as a whole; and,

WHEREAS, pursuant to N.C.G.S. § 160D-1005, on March 21, 2023 the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town’s execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions:** The terms below shall have the following meanings as used herein:
 - a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.
 - b. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.
 - c. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the development of property.
 - d. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").
 - e. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.
 - f. NCDOT: the North Carolina Department of Transportation.

- g. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.
- h. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.
- i. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Concept Plan for the Development previously submitted by Developer to the Town, if any.
- j. Public Infrastructure or Public Infrastructure Improvements: The public sanitary sewer gravity line, and all other sewer and water work described in paragraph II(6), below.
- k. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.
- l. Project: The Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

ARTICLE II

DESCRIPTION OF DEVELOPMENT AGREEMENT

1. **SCOPE**: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. **TERM**: The duration of the Agreement is five (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, not demanded within five (5) years of the execution of the foregoing shall be void and given no effect.

3. **REZONING**: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the

Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Downtown Mixed-Use Conditional Zoning District ("DMX-CD") is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. The Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands requires Town Council approval for this Site.

4. PHASING: It is anticipated that the Project will be constructed in one phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

5. TIA ROAD IMPROVEMENTS: The transportation impact analysis (the "TIA") for this Project has indicated that the anticipated traffic caused by the project will require, or contribute to the need for, certain transportation infrastructure improvements in addition to those on-site thorough fare widening work that are required under the UDO (See Exhibit C). These additional improvements are described in detail in the TIA, shown on Exhibit B, and summarized as follows :

	Description	Completed by
a.	Convert 3 rd Street/Site Access A to a directional crossover intersection	First Certificate of Occupancy
b.	Construct a northbound right turn drop lane on N Main Street at Access A extending to Holly Springs Road.	First Certificate of Occupancy
c.	Install 75' straight taper into Site Access B from Holly Springs Road.	First Certificate of Occupancy
e.	Extend the westbound right turn lane on Holly Springs Road at N Main Street to Site Access B.	First Certificate of Occupancy
f.	Retime the traffic signal at N Main Street and Holly Springs Road	First Certificate of Occupancy

The above list is a summary from the TIA which, if amended for any reason, such amendments shall control and require a revision of work and Infrastructure Improvements consistent with any amendment to the TIA. The Town's standard terms associated with the bonding of infrastructure improvements shall apply to these transportation improvements, it being acknowledged by the Parties that the completion date for one or more of such improvements

may be extended consistent with the terms therewith.

SIDEWALK CONNECTION

With the submittal of the development plan for the site, the Developer shall provide a design for a sidewalk connection along the frontage of two parcels adjacent to and abutting Holly Springs Road having Wake County Parcel Identification Numbers 0649-93-2678 and 0649-93-2499 as shown on the attached Exhibit C as “Developer provided sidewalk connection provided existing conditions allow (the ‘Offsite Sidewalk Connection’).” If it is determined there is insufficient right-of-way to permit construction of the Offsite Sidewalk Connection, then Developer shall have no obligation to construct the same.

6. CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS: Developer shall construct the following Infrastructure Improvements prior to the issuance of the first certificates of occupancy for the Project. The Developer shall be responsible for connecting the Site to Town sewer services subject to the following restrictions: Any use of the site other than domestic wastewater shall require on-site pretreatment to ensure compliance with the Town’s Constituent Limits. For the purposes of this restriction, domestic waste shall mean liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

The following are common examples of Constituent Limits, and are not an exhaustive list. For further clarification of the Town’s Constituent Limits, direct consultation with the Town’s Executive Director of Utilities and Infrastructure is required.

BOD	300 mg/L
Ammonia	25 mg/L
TSS	300 mg/L
Total N	45 mg/L
Total P	6 mg/L

For the purpose of proper utility planning, the Town typically measures maximum flow in a sewer line based on a peak flow such that when capacity in any one line reaches the Town’s standard of 50% of line capacity, the Town ordinarily determines that line as having reached its capacity. Because of the Infrastructure Improvements being performed by the Developer herein, the Town is willing to vary the Town’s standard practice of measuring peak flow for the Twelve Oaks outfall only such that an upgrade in that line is not needed so long as the average flow does not exceed the Town’s maximum line capacity.

List of Sewer and Water Improvements to be constructed by the Developer and necessary for a obtaining a building permit:

	Description	Completed by
a.	Abandonment of Omni Park Pump station	First Building Certificate of Occupancy
b.	Upgrade gravity sewer lines along N Main Street	First Building Certificate of Occupancy
c.	All onsite Infrastructure Improvements	First Building Certificate of Occupancy

The Developer shall be required to provide a payment and performance bond for 100% of the cost in connection with items a. and b. above.

7. UTILITY ALLOCATION: As of the date hereof, and notwithstanding any policy adopted hereafter by the Town, water and sewer allocation (the "Utility Allocation") is hereby made by the Town in an amount to support the Development. If construction has not commenced within twelve (12) months of the issuance of construction drawing approval for the Project, then it shall automatically revert to the Town unless agreed to otherwise by the Parties.

8. FEES-IN-LIEU: Developer shall pay fees in lieu ("FIL") for its proportionate share of the following Infrastructure Improvements as set forth below. Fees-in-lieu shall be paid prior to civil construction drawing approval for each Phase.

	Description	FIL Amount (\$)
a.	NONE	
b.		
c.		

9. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

10. ANNEXATION: The Parties agree that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

11. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

12. PARKS AND RECREATION LAND DEDICATION. The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and

recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as \$213,976 per acre, which produced under ordinary methods of calculation a fee in lieu amount of \$10,699 per unit of residential use. The Town agrees that such calculation creates an excessive fee in comparison to other similarly situated projects. The Town agrees to take the average land value of recent projects and calculate a per unit fee of \$4,397 per residential unit to be collected at the time the Town issues a building permit.

13. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

14. HISTORIC STRUCTURES: There are no known historic structures on the Site.

15. DEVELOPMENT SCHEDULE

- a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.
- b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of the Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III OTHER DEVELOPER'S DUTIES

1. For any offsite infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developer, the Town shall convey such land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties set out in this Article III.

2. Except for the Public Infrastructure to be constructed by the Town at the Town's costs pursuant to Sections 6 and 11 of Article II of this Agreement, Developer shall construct in a workmanlike

manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

5. Pump Station Removal. All work related to the abandonment of the Omni Park Pump station shall be reviewed and approved by the Town's Executive Director of Utilities and Infrastructure. The Developer shall abandon the pump station in a commercially reasonable manner. For purposes of illustration, the following work items are generally required for pump station abandonment: [Jib Crane to be removed](#); Odor control pump and tank to be removed; Submersible pumps to be removed; Wet well risers to be removed down to the bottom section and remaining filled with gravel; Electrical building to be removed; Electronic controls removed and parts saved for use by the Town; Removal of valve box and valves; Power disconnected and properly terminated or removed by Duke Progress; Force main capped and abandoned in place. Any surplus equipment shall remain property of the Town unless abandoned by the Town.

ARTICLE IV REIMBURSEMENT

1. In consideration of the installation of Public Infrastructure described in Article II, Paragraph 6, the Developer shall be allowed reimbursement of town collected system development fees ("SDF Fees") equal to the Actual Construction Cost of the installed Public Infrastructure, subject to a maximum reimbursement amount of One Million Five Hundred Thousand Dollars (**\$1,500,000**). SDF Fees shall be reimbursed within 60 days of written demand by the Developer after the following two conditions precedent are met: (i) The portion of Public Infrastructure for which the reimbursement is being requested by the Developer, together with any section of public infrastructure impacted by the Developer's work has been successfully and completely installed and inspected by the Town; and (ii) the Developer has paid SDF Fees in amounts sufficient to make an actual reimbursement.

GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by the Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of the Developer, or its agents, employees or contractors,. The T o w n further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

ARTICLE V OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPER:

Alex Barroso
President of Development, Mid-Atlantic
Vista Residential Partners
4000 Westchase Blvd., Suite 310
Raleigh, NC 27607

With copy to:

Jason Barron
Morningstar Law Group
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General

Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Legal Description of Site

EXHIBIT B: Diagram of Transportation

EXHIBIT C: ON-SITE Transportation and Sidewalk Improvements

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(Town Seal)

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

Notary Public

My Commission Expires: _____

THE DEVELOPER

VISTA RESIDENTIAL PARTNERS NC, LLC

By: _____
Name:
Title:

STATE OF _____
_____ COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____
_____, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: _____

Consented to by:
THE LANDOWNERS

STATE OF _____
_____ COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____

_____, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: _____

Exhibit A (Developer Insert)

EXHIBIT B TIA Road Improvements

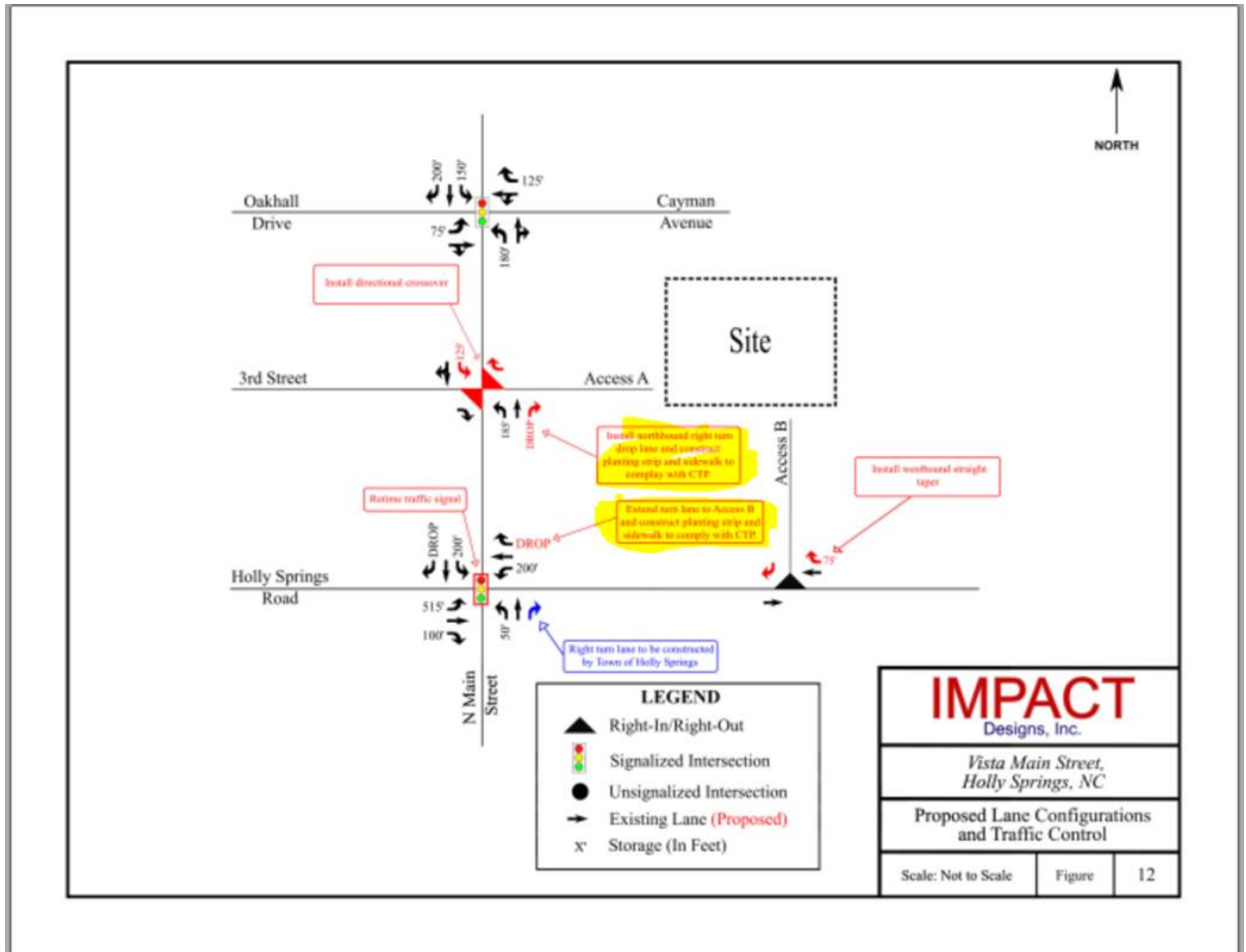
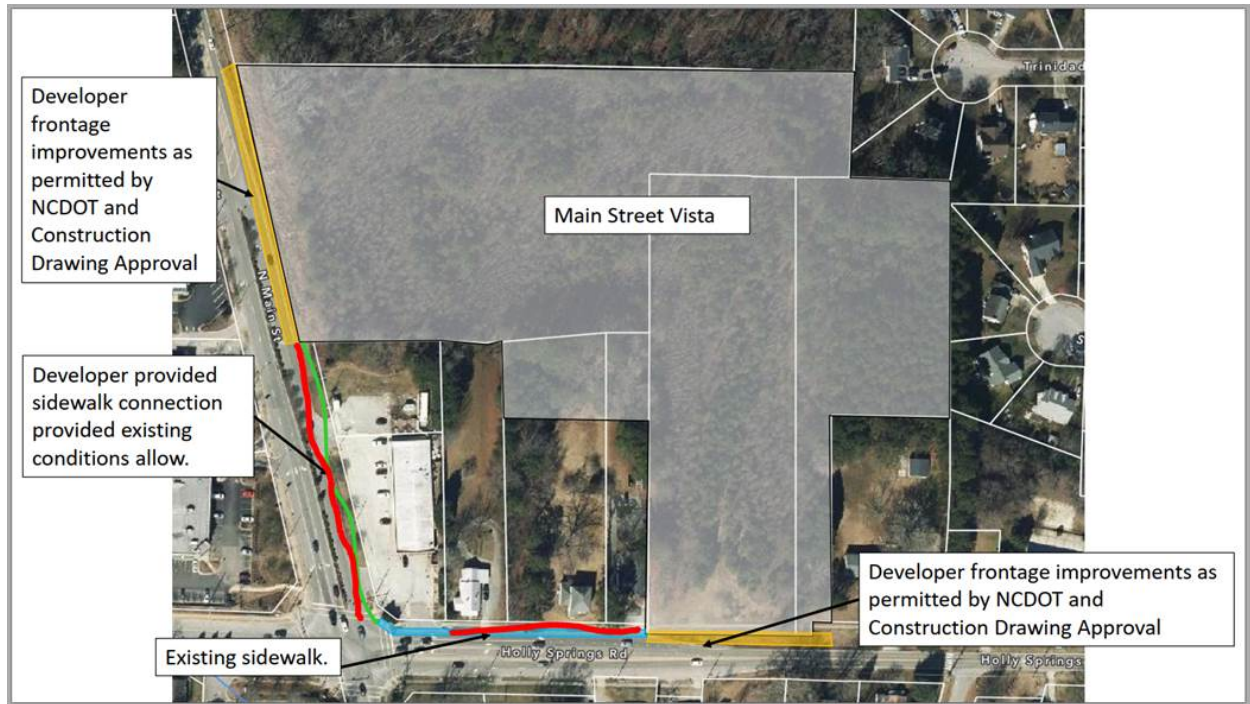


EXHIBIT C – ONSITE ROAD & SIDEWALK IMPROVEMENTS





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

New Business

Title: Fiscal Year 2022-2023 Nonprofit Grants

Strategic Priority Area: Economic Prosperity & Diversity

Engaged, Healthy, & Active Community

Organizational Excellence

Safe & Friendly

Responsible & Balanced Growth

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Award grants to nonprofits in the following amounts recommended by Town Council's Grant Committee:

- Holly Springs Community Band \$2,000
- Holly Springs Food Cupboard \$2,500
- Holly Springs High School Band Boosters \$2,000
- LaunchHOLLYSPRINGS \$1,000
- South Wake Conservationists \$2,000
- Fuquay Varina Emergency Food Pantry \$500
- InterAct \$2,000
- For Girls Like Quaneisha \$1,000
- Holly Springs Civitan \$500
- Holly Springs Interfaith Alliance \$500
- YMCA Camp Excel and Camp GRACE \$2,500
- Holly Springs High School Boys to Men Mentorship Program \$1,000
- Kiwanis Club \$1,500
- BeShe Inc \$500
- FACTS for Youth \$500

Explanation:

- The two-member Council Grant Committee will meet on April 13th to evaluate the applications for the Civic Nonprofit Grants for Fiscal Year 2022-23.
- An update will be sent to Council by the end of day on Friday with the Committee's recommendations.

Background:

- The 2022-2023 Budget includes \$25,000 in grant money for allocation to local civic nonprofit organizations. In January, the applications were posted to the Town web site and distributed to all groups who requested an application.

- Fifteen organizations applied, requesting a total of \$25,250.

Funding Source(s):

Town Clerk Operating Budget

Attachment(s):

1. 2023 Grants worksheet
2. 22-23 combined applications

Civic Nonprofit Grants- Council Committee Review

		Grant Committee Recommended Amount	Amount Requested
Name	Program or Use		
2023			
Holly Springs Community Band	Grant funds will continue to help the band with rehearsals & performances, sheet music for the concerts, equipment, operating costs, and transportation when needed	\$2,000	\$2,000
Holly Springs Food Cupboard	Dollars used to purchase perishable items and meat which helps maintain overall nutritional value for clients. Grant= 2 months of perishables	\$2,500	\$2,500
Holly Springs High School Band Boosters	Band Is seeing growth in student population and memebership. Thankful for last year's grant. This years funds will be used to help relocate equipment and supplies from an old 16 year old truck to new storage buildings. The grant would be used to cover the cost of materials needed to construct the buildings and they will be built by students and	\$2,000	\$2,500
LaunchHOLLYSPRINGS	Chartered by Rotary, Launch is a program that suppOrts women or minority owned business or entrepreneurs develop business plans, get small biz loans, and mentor business owners	\$1,000	\$1,000

South Wake Conservationists	Requesting funds to be used for meat processing fees and coordination/donation of harvested deer from hunters and farmers for donation to needy families for a good source of protein. Meat donated directly back to HS community in HS Food Cupboard or The Point Church programs. Deer intake was 1777.	\$2,000	\$2,000
Fuquay Varina Emergency Food Pantry	Food pantry in FV serving clients in NE portion of Holly Springs. Provides full week's worth of food to those who need it. Produce, baked goods, packaged foods, and other necessities. Will use funding to purchase food or perishable items that are needed that are not received through donations.	\$500	\$250
InterAct	Crisis intervention services and client assistance fund to assist victims and family members with life-saving crisis counseling and support for those seeking physical safety. Also financial assistance for those in crisis for food, shelter, and transportation. 50 victims helped in 2019.	\$2,000	\$2,500
For Girls Like Quaneisha	Organization in JJC is helping girls age 8-14 in Holly Springs, FV, and Garner to strengthen, encourage, inspire, and empower young girls to be their authentic selves. Funding will be used to help with operating costs, rental of facility for mentoring session, snacks and lunches for each mentee, and increase the number of programs	\$1,000	\$2,500

Holly Springs Civitan	Civitan has applied for funding in support of their annual Steppin Out Dance program (April 28, 2023). The group puts on the dance and a Trunk or Treat event as well as a resource fair each year. The group is a member of Civitan Intl whose mission is to advocate for people with developmental and intellectual disabilities.	\$500	\$500
Holly Springs Interfaith Alliance	HSIA is comprised of different faith communities withing Holly Springs and with a mission to work together toward unity, love, and acceptance for the betterment of people in the community. Funding requested to support operating and program costs for events, supplies, technology and outreach.	\$500	\$500
YMCA Camp Excel and Camp GRACE	YMCA operates camp Excel for 4-5 year old pre school students to get ready for kindergarten. Program is targetted to underserved populations to increase literacy before entering school. Holly Springs area students are directly served from the Kraft YMCA and the funds requested will go to costs for supplies and materials to run the HS area program. Camp GRACE is a developmentally apporprate summer camp for children with autism and Pervasive Developmental Disorder. More costly and staff intensive to run and open to both Y members and non members. Requesting funds to support	\$2,500	\$2,500

Holly Springs High School Boys to Men Mentorship Program	program strives to enhance the personal productivity of males by affecting their self image, personal expectations and self awareness thereby positively impacting their social interaction and academic performance. Program aims to keep young men in school and develop aspirations for the later stages of life. Funding will be used to assist with operating and program costs for participants.	\$1,000	\$2,500
Kiwanis Club	community service and programs for children. The annual KA Day and Terrific Teachers and supporting many town events like the parade. This year requesting funds to support the yearly Dictionary Project which raises and invests funds to distribute dictionaries to 3rd grade students in area Wake County Schools.	\$1,500	\$2,500
BeShe Inc	Non profit with the objective of supporting Domestic Violence victims in our community. Funding used to obtain necessary state level training and certifications to help in a domestic crisis	\$500	\$1,000

FACTS for Youth	offer students and athletes vital financial literacy knowledge and prepare for life after high school. Through basic money management and college and career exploration they are equipping and empowering youth with the ability to achieve financial independence. Funds will be used to support the year's pitch contest for students 12-18 (space rental at Hunt Center, stipend for judges, and prizes for finalists	\$500	\$500
Totals		\$20,000	\$25,250

\$25,000

DID NOT APPLY IN 2023

Holly Springs High School PTSA	Funding helps supports the teacher grant program which offers matching grants for educational supplies and equipment, gifts to graduating class, and other teacher		\$1,500
Love Is A Parable	fundings would go towards curriculum enhancements such as, digital delivery, resource toolbox and software application. Additionally would like to use the funds to create a free App to assist individuals with identifying the things that they value and how it impacts the way they see themselves and others.		\$2,500

Western Wake	financial assistance for HS residents. Individuals and families can receive assistance for late utility bills, past due rent, transportation, repairs costs. Eligible families capped at \$1000 in assistance annually. Funding supports crisis assistance and homeless prevention thru direct payments. Funds last year were used for direct assistance to HS families (13 utility payments and 3 rent payments)	\$2,500
Hawktimus Prime and HGES Grant (\$1k to HSHS and \$250 to HGES)	Support development of robot for "Kids Duty" trash pick up and disposal and fund supplies such as trash grabbers, gloves, and disposal bags for HGES	\$0

2022 Received New or Returning



\$2,000 Returning

\$2,500 Returning

\$2,000 Returning

\$1,000 Returning

\$2,000 Returning

\$0 New- maybe used
diff name in past?

***double check entity and amount to 1K if same**

\$0 Returning after
hiatus last year

\$500 Returning

\$500 Returning

\$0 New

\$2,500 Returning

\$1,000 Returning

\$0 Returning after 2
year hiatus

\$0 New

\$0 New

\$14,000

\$5,000 check

\$1,500

\$0

\$5,000

\$1,250

Civic Nonprofit Grants

Name	Amount Awarded	Amount Requested
2022		
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs Food Cupboard	\$2,500	\$2,500
Holly Springs High School Band	\$2,000	\$2,500
Holly Springs High School PTSA	\$1,500	\$1,500
LaunchHOLLYSPRINGS	\$1,000	\$1,000
South Wake Conservationists	\$2,000	\$2,000
Love Is A Parable	\$0	\$2,500
For Girls Like Quaneisha	\$500	\$500
Holly Springs Civitan	\$500	\$500
YMCA Camp High Hopes	\$2,500	\$2,500
Hawktimus Prime and HGES Kids Duty	\$1,250	\$0
Boyz 2 Men (HSHS Boys Mentorship)	\$1,000	\$0
Western Wake	\$5,000	\$2,500
2021		
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs Food Cupboard	\$2,500	\$0
Holly Springs High School Band	\$2,500	\$2,500
Holly Springs High School PTSA	\$2,500	\$2,500
InterAct	\$2,000	\$1,000
LaunchHOLLYSPRINGS	\$1,000	\$1,000
South Wake Conservationists	\$1,000	\$1,000
Love Is A Parable	\$500	\$2,500
Holly Springs MLK	\$500	\$500
Oak City Sound	\$500	\$500
FV Food Shelf	\$2,500	\$0
Kirk of Cary Food	\$2,500	\$0
Western Wake	\$5,000	\$0
2020		
Fuquay Varina Food Shelf	\$1,000	\$5,000
Holly Springs Civitan	\$500	\$500
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs Food Cupboard	\$2,500	\$2,500
Holly Springs High School Band	\$2,000	\$2,500
Holly Springs High School PTSA	\$1,500	\$2,500
InterAct	\$1,000	\$1,000
Holly Springs Kiwanis Club	\$1,500	\$2,500
Kraft YMCA	\$0	\$2,500
LaunchHOLLYSPRINGS	\$1,000	\$750
South Wake Conservationists	\$1,000	\$1,500
Western Wake Crisis Ministry	\$1,000	\$2,500
2019		

Hawktimus Prime	\$500	\$500
Holly Grove Middle PTSA	\$500	\$1,500
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs Food Cupboard	\$2,500	\$2,500
Holly Springs High School Band	\$2,000	\$2,500
Holly Springs MLK Committee	\$500	\$500
Holly Springs High School PTSA	\$1,500	\$2,000
InterAct	\$1,000	\$2,500
Holly Springs Kiwanis Club	\$1,500	\$2,500
LaunchHOLLYSPRINGS	\$500	\$1,000
Sense of Play	\$500	\$6,223
South Wake Conservationists	\$500	\$500
SW Wake Lions	\$1,500	\$2,500

2018

Holly Grove Middle PTSA	\$500	\$500
Holly Springs Civitan	\$500	\$500
Holly Springs Food Cupboard	\$2,500	\$2,500
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs High School Band	\$2,000	\$2,500
Holly Springs High School PTSA	\$1,500	\$2,000
InterAct	\$1,000	\$2,000
Holly Springs MLK Committee	\$500	\$500
Sense of Play	\$500	\$500
Holly Springs Lions	\$2,000	\$2,500
Kiwanis	\$1,500	\$2,500
Rotary	\$500	\$1,500

2017

Holly Springs MLK Committee	\$500	\$500
Holly Springs Food Cupboard	\$2,500	\$2,500
Holly Springs High School PTSA	\$2,000	\$2,000
InterAct	\$500	\$2,500
Holly Springs Community Band	\$2,000	\$2,000
Holly Springs Civitan	\$500	\$500
Holly Springs High School Band	\$2,000	\$2,500



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: BeSHE inc

Mailing address: 711 Verdoucq Dr

Current Presiding Officer: Shonquella Terrell

Mailing address: 711 Verdoucq dr, Holly Springs, NC

Telephone: 9198627358

Fax: _____

E-Mail: besheinc@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: March, 2022

Agency 501 C-3 Number: 31954

Or, Federal Tax ID Number: 87-1480935

Amount and Type of Town funds requested: \$ 1000.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. (Please limit your response using only the space provided below)

My Name is Shonquella Terrell and Domestic Violence is my passion. To this end, I have started a Holly Springs based non-profit (BeSHE) with the objective of supporting Domestic Violence victims in our community. BeSHE is an organization that supports emergency actions for victims that need support right at that point in time. Started in 2022 BeSHE has helped to identify the need for domestic violence assistance in our community. To help be a leader of this non-profit program, I am part of the most recent LaunchHOLLYSPRINGS Cohort.

I have been able to provide some initial assistance to domestic violence at the motel I where work, obtaining discounted rate rooms. These are a safe haven place, helping victims start rebuilding their lives. That feeling of being able to step and support is a feeling money can't replace. Funds for this come from several fund raisers that BeSHE conducts during the year.

With an introduction from HSPD Chief Liquorie, it was recommended that I contact HOLLY Springs Police Sargent Melissa Oattway. She confirmed that there is a local increase in Domestic Violence. Chief Liquorie has appointed Sgt. Oattway to lead our community program. Sgt. Oattway stated that there is a need for additional local Domestic Violence resources, noting that Wake County resources are not an option, as local resources like Interact, are full and are not able to help. Sgt. Oattway indicated that what is needed is additional trained local resources. She has provided the type of training required. The purpose of this grant to be able to obtain the designated training.

BeSHE is now a 501(c)(3) entity. We believe in our community. As a result of several fundraisers, BeSHE banking account has been opened at our community First Federal Bank.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

I have experience in handling emergency situations at hand and beating domestic violence myself. Based on the recommendations from Sgt. Oattway, training is needed to help support her local program. Two programs are recommended. The first is with NCCADV (North Carolina Coalition Against Domestic Violence. This first level course is of minimal cost, and I am currently enrolled in these classes. This will provide a certificate. The second required program, noted by Sgt. Oattway is with NC, Van and it is the program that Sgt Ottway is now starting. Graduates of this program are called Domestic Violence Advocates. The grant funding would be used to obtain this critical training, plus provide some needed funding to enhance the BeSHE website.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

As noted, the training required to help/support our local police department program is a must. Without this funding in the early stages of our program, we will not be able to partner with and support our local officials as they face increasing cases of Domestic Violence. BeSHE believes in and wants to support our community, especially as events come up, and work in partnership with the HSPD. The end result will be helping to meet a critical need now identified by our Police Department.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☐ Town of Holly Springs	\$ <u>1000</u>	Amount	<u>33</u> % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ _____	Amount	_____ % of Annual Budget
☐ Fundraisers	\$ <u>2000</u>	Amount	<u>67</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

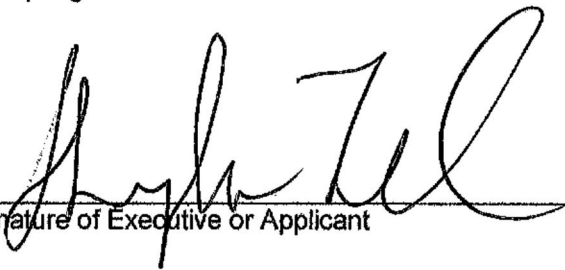
The grant funds will be used for the required NC, Van training and enhancement of our website, which will assist in getting the message out to the greater community.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.


Signature of Executive or Applicant

3/3/23
Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.

LaunchHOLLYSPRINGS 2022-23 Bu
Attachment 1
2023 BeSHE BUdget

<u>Income</u>	<u>Amount</u>
Fundraisers	\$2,000
HS Non-Profit Grant	\$1,000
Total	\$3,000

<u>Expenses</u>	
NC, VAN Training	\$600
Domestic Violence Organization Membership Fees	\$400
Website Update/Marketing	\$500
501c3 Legal Fees	\$200
Overnight Room Assistsance	\$1,300
Total	\$3,000

Town of Holly Springs Grant Program Basic Financial Statement Information

ASSETS	Value	LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$275	Balance of loans on vehicles and equipment	\$0
Value of marketable stocks and bonds	\$0	Balance of loans on real estate	\$0
Value of vehicles & equipment	\$0	Balance of other loans	\$0
Value of real estate	\$0	Cost of other liabilities (itemize)	\$0
Value of other assets	0		
		TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$225	NET WORTH	\$225



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Boys 2 Men of Wake County, Inc.

Mailing address: P.O Box 76, Holly Springs, NC 27540

Current Presiding Officer: William Hill, Founder

Mailing address: 6032 Adcock Rd, Holly Springs NC 27540

Telephone: 9197450432 Fax: _____ E-Mail: boys2menmentoring47@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation ☐ Unincorporated civic group ☐ Other (Please describe below)

Date Organization Formed or Chartered: 7/12/2023

Agency 501 C-3 Number: 88-3179478 Or, Federal Tax ID Number: _____

Amount and Type of Town funds requested: \$ 2500.00 for (check below all that apply)

- ☐ Capital Costs (construction, large specific purchase)
☒ Operating Costs
☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

Boys 2 Men of Wake County, Inc. is to enhance the personal productivity of males by affecting their self image, personal expectations and self awareness thereby positively impacting their social interaction, contribution, communication skill set and academic performance.

B2M promotes the improvement of academic success, retention, and graduation of students through mentoring activities and support programs that encourage academic excellence, self-esteem, and personal growth of participating students.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

These funds will help with providing the necessary resources the young men need to benefit themselves academically, socially, and emotionally. The funds will allow the program to offer different services that are normally not available. The Town of Holly Springs will benefit by having resources in the community for young men.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

If funds are reduced or not provided to this program it will be a loss to the young men of this community, without the necessary funds this program will not be able to operate at its full capacity. With these funds this program will have a great impact on the community, a place or someone to be available to them as needed, this program will help these young men become a better version of themselves.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ 2500	Amount	_____ % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ _____	Amount	_____ % of Annual Budget
☐ Fundraisers	\$ _____	Amount	_____ % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

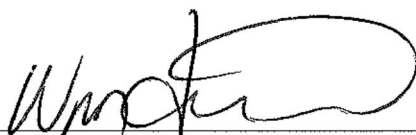
Yes we did. those funds were use to help start our 501(3)(C) status and this allow us to recieved donations, we were able to get a US postal mailbox , we where able to get all the kids t-shirts and sponsor a Back to School Drive, and finish the year with a End of the Year Cookout. Thank you

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as ATTACHMENT 1.
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as ATTACHMENT 2.

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.



Signature of Executive or Applicant

3/13/23
Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☒ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.

ATTACHMENT 1

Budget for Boys 2 Men

T-Shirts- \$250.00

Supplies/ Marketing \$200.00

Speakers Fees \$ 800.00

Study Guides ACT/SAT \$100.00

Snacks for Boys \$100.00

Office Supplies \$120.00

Pizza Party (End of School Year) \$80.00

Laptop for Company \$250.00

Computer Software \$100.00

Post Office Box Rental \$158.00 (yearly)

Total: \$1,900.00

ATTACHMENT 2

Most Recent Independent Audit- NA

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value	LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$1000.00	Balance of loans on vehicles and equipment	\$0
Value of marketable stocks and bonds	\$0	Balance of loans on real estate	\$0
Value of vehicles & equipment	\$0	Balance of other loans	\$0
Value of real estate	\$0	Cost of other liabilities (itemize)	\$0
Value of other assets	\$0	(Deferred Revenue)	\$0
		TOTAL LIABILITIES	\$0
TOTAL ASSETS	1000.00 \$0	NET WORTH	\$0



A Registered 501(c)(3)
Grant Proposal
“FACTS Teen Pitch
Competition”

5032 Sunset Fairways Dr
Holly Springs, NC 27540

p. 919-586-2666

info@factsforyouth.com
www.factsforyouth.com

Town of Holly Springs

To whom it may concern,

FACTS for Youth respectfully submits its proposal to the town of Holly Springs for \$500 to support our effort to build young teens up as tomorrow's local business owners.

FACTS is an organization that provides training and services today for success in the future. Our programs offer students and athletes vital financial literacy knowledge and prepare for life after high school. Through basic money management and college and career exploration, we are equipping and empowering the youth with the ability to achieve financial independence and live a thriving and successful life after graduation.

A March 1 survey by Junior Achievement USA reported that 60% of teens want to launch their own businesses instead of working regular jobs. It also reported that 37% of teens would be interested in programs at or after school teaching entrepreneurship. The goal of the FACTS for Youth Teen pitch contest is to partner with the town of Holly Springs and other local businesses to provide local teens with the resources and education to turn their idea into a successful business in just 5 weeks.

To reach our mission, FACTS for Youth seeks your assistance. We each play a part in breaking generational curses and it is up to us to build our youth and invest in the financial capability and success of future generations. We look forward to exploring the possibilities with you. Thank you for considering our request. Please call Jasmine Brown, our Director, if you need additional information.

Sincerely,

Jasmine Brown

Jasmine Brown
Founder, Director

Executive Summary

FACTS (Finance, Athletic and Career Training Services) for Youth is a 501(c)(3) non-profit organization providing high school students and athletes in North Carolina the ability to learn important financial topics and better prepare them for life after high school. Kids are graduating from high school and college without a firm knowledge of how to properly manage their finances, save for the future and manage debt. Current financial illiteracy stats are staggering and this lack of knowledge can become devastating to students' futures. Strong financial literacy out of high school and college can not only help an individual live a more financially stable life, but can also boost their social class mobility. FACTS will provide basic financial knowledge to prevent future debt, misuse of credit cards, and impart a positive influence on attitudes toward money. Through early education, workshops and literature we are equipping and empowering the youth with the ability to achieve financial independence and live a thriving and successful life after graduation.

Our programs will impart the necessary skills at the high school level to add value to both the students' future and the community as a whole. It will be fun and exciting for students but also informative and engaging.

Mission Statement

Our Mission at FACTS for Youth is to instill financial knowledge to equip and empower students with the ability to achieve financial independence. Through basic money management and college and career exploration, we are building our youth and adding value to the community.

Our Why

A study done by Jump Start Coalition found that an astounding 95% of high school seniors are financially illiterate. Shockingly enough, the number of states requiring high school students to pass an economics course has dropped since 2014. Students are hungry for more knowledge and a better understanding of finance topics, with 84% of college undergrads saying they wish they would've learned more about money. People with low financial literacy are more likely to have problems with future debt and less likely to invest and plan for retirement.

Although this a problem that affects all students we tend to focus more on underserved communities and communities of color. The Programme for International Assessment (PISA), a North Carolina required assessment test, showed that overall, only 11 percent of high school students in the state are proficient in a basic understanding of economics and personal finance.

The results broken down by ethnic groups showed disproportionately that African Americans had only one percent proficiency and Hispanics five percent.

As we are learning in today's social climate, the long-term effects of systemic racism are heavily felt among Black Americans and communities of color. Financially speaking, the earnings gap between races makes it difficult for minority races to make enough to save or earn enough income to qualify for federal tax breaks. They are also less likely to become homeowners and participate in retirement accounts. We believe that we cannot close the wealth gap between Black and White America without financial literacy and giving them proper tools at an early age.

A study done showed that while 84% of high school students want to go to college, only 50% of them feel unprepared to do so. Going to college, getting a job, or taking time off are common choices teens face. Figuring out which path to take can be both overwhelming and discouraging at times. FACTS will help students navigate these decisions so they pick the path that is best suited for them and set them up to be the most successful.

Why Entrepreneurship

Entrepreneurship—it's more than just starting a business.

Entrepreneurship is a valuable skill for teens to develop, yet it is also a skill that few students get to experience, especially within the confines of a classroom. Even for students who attend high schools with business classes, they rarely have the opportunity of building and launching their own business. Through entrepreneurship, students are learning creative thinking, problem solving, financial savvy, and other critical life skills that prepare them for the future. That's why this is such a great program for FACTS to kick off!

Program Summary & Objectives

FACTS will hold a teen pitch contest during the summer months of 2023.

- **Ages:** The pitch contest will be available to students ages 12-18.
- **Dates:** The contest will be composed of 5 sessions. 4 informational workshops and 1 competition date. Workshops will be scheduled either one weeknight or Saturdays for 5 consecutive weeks.
- **Program Outline**
 - Session 1: Intro
 - Overview and Introduction to The Pitch
 - Interest & Hobbies
 - Session 2: Finance
 - Financial Literacy Overview
 - Learn the start up costs and costs to make/sell your product or service

- Crowdfunding
- Investors & other funding sources
- Session 3: Marketing
 - Know your customer. What is your target audience/who is your target market?
 - Social media marketing
 - Business Plan Template Overview
- Session 4: Networking
 - Continue Business Plan Template
 - Elevator Pitch
 - Business Pitch
 - Business Etiquette
- Session 5: Pitch Day
 - Pitch competition will take place
 - Voting

Why Hands-on Activities?

Research shows that students learn and retain information better when they are given the information through multiple facets. Studies show that students learn best when learning is active, when they are engaged in hands-on classroom games and activities, and involved in what they are learning. Scientists believe that when children use all of their senses it helps the brain create pathways that make it easier and quicker to retain information.

Cost/Schedule

The cost breakdown can be found attached.

Program Results/Evaluations

Evaluations to measure our program's effectiveness is a vital component and one we take very seriously. We will measure our success in achieving the programs' goals in the following ways. First, we will give students a base line survey to see where they stand prior to the competition. Second, a post assessment survey will be given at the conclusion of the program. Post surveys are great tools to learn how effective a program is. We will also survey the guest judges on the teens ability to pitch their business. This will give us a good indication on how we did during the workshops and what we can add or improve on. We want to be successful in meeting our program goals and have the ability to communicate the value and the impact of the FACTS mission.



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: FACTS for Youth

Mailing address: 5032 Sunset Fairways Dr.

Current Presiding Officer: Jasmine Brown

Mailing address: 5032 Sunset Fairways Dr.

Telephone: 919-586-2666

Fax: _____

E-Mail: info@factsforyouth.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: 10/2018

Agency 501 C-3 Number: 83-1867670

Or, Federal Tax ID Number: _____

Amount and Type of Town funds requested: \$ 500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

FACTS is an organization that provides training and services today for success in the future. Our programs offer students and athletes vital financial literacy knowledge and prepare for life after high school. Through basic money management and college and career exploration, we are equipping and empowering the youth with the ability to achieve financial independence and live a thriving and successful life after graduation.

A March 1 survey by Junior Achievement USA reported that 60% of teens want to launch their own businesses instead of working regular jobs. It also reported that 37% of teens would be interested in programs at or after school teaching entrepreneurship. The goal of the FACTS for Youth Teen pitch contest is to partner with the town of Holly Springs and other local businesses to provide local teens with the resources and education to turn their idea into a successful business in just 5 weeks.

Entrepreneurship—it ' s more than just starting a business.

Entrepreneurship is a valuable skill for teens to develop, yet it is also a skill that few students get to experience, especially within the confines of a classroom. Even for students who attend high schools with business classes, they rarely have the opportunity of building and launching their own business. Through entrepreneurship, students are learning creative thinking, problem solving, financial savvy, and other critical life skills that prepare them for the future. That ' s why this is such a great program for FACTS to kick off!

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

FACTS for Youth respectfully submits its proposal to the town of Holly Springs for \$500 to support our effort to build young teens up as tomorrow's local business owners. We hope to put on a teen business pitch contest for students ages 12-18, with local business owners as guest judges. Prizes will be given to the top 3 presenters, with 1st place getting their business license paid for to become legitimate.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

The fund provided by the town of Holly Springs will be used for the space rental at the Hunt Center as well as the guest judges stipend. FACTS for Youth will be providing every participant a copy of The Money Club: A Teenage Guide to Financial Literacy and The Money Club Workbook. We also have a matching corporate donation that will be used for printing, marketing, snacks, and prizes!

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>500</u> Amount	<u>10</u> % of Annual Budget
☐ United Way	\$ _____ Amount	_____ % of Annual Budget
☐ Wake County	\$ _____ Amount	_____ % of Annual Budget
☐ Foundations	\$ _____ Amount	_____ % of Annual Budget
☐ Federal	\$ _____ Amount	_____ % of Annual Budget
☐ Grants	\$ _____ Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____ Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ _____ Amount	_____ % of Annual Budget
☒ Fundraisers	\$ <u>1500</u> Amount	<u>30</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

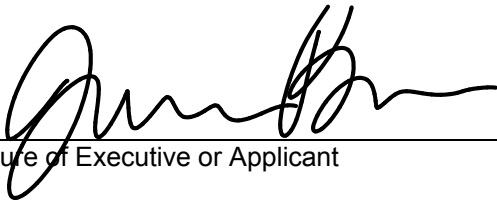
N/A We did not receive funds last year.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.



Signature of Executive or Applicant

3/4/2023

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.

PROGRAM/PROJECT BUDGET

This is a program/project budget for the FACTS Teen Pitch grant application.



Enter your organization's name here:

FACTS for Youth

Total Program/Project Amount:

2,000

Total Amount Requested:

500

Please enter the income and expenses related to the program/project for which you are requesting funding.

INCOME: Please enter other Funding Sources for this Program/Project. Be specific.

Funding Sources (including in-kind donations)	Amount Requested/Received	Status of Funding (Pending or Committed?)	Explanatory Notes (Optional)
Corporate Donations	\$500	Committed	
Fundraisers, Event Sales	\$1,000	Pending	20 Participants \$50 registration fee
Grants	\$500	Pending	
Total Income	\$ 2,000	\$ -	

EXPENSES:

Expense Items	Item Cost	Amount Requested	Explanatory Notes (Optional)
Occupancy and Utilities	\$325	\$325	Hunt Center \$25 deposit + \$30 per hour
The Money Club	\$500	\$0	Book & Workbook for each participant
Supplies	\$100	\$0	
Printing, Copying, Laminating	\$100	\$0	
Travel	\$0	\$0	
Marketing and advertising	\$100	\$25	
Contract Services (3)	\$150	\$150	Guest Judges
Participant Gifts, Prizes	\$600	\$0	
Other (Snacks)	\$125	\$0	
Total Expenses	\$ 2,000	\$ 500	

[REDACTED]

[REDACTED]

FACTS TEEN PITCH COMPETITION

BASELINE SURVEY

	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree
1. I understand what I want to do with my future.	1	2	3	4	5
2. I am confident my idea will generate revenue.	1	2	3	4	5
3. I know how what it takes to start a business.	1	2	3	4	5
4. I know where to find information that will help me start my business.	1	2	3	4	5
5. If I make enough money, I won't need education after high school.	1	2	3	4	5
6. I feel good about making money on my own.	1	2	3	4	5
7. I know how to manage my money when I start my business.	1	2	3	4	5
8. I know how to approach investors for funding.	1	2	3	4	5
9. I know how to create a strategy to market my business idea.	1	2	3	4	5
10. I know how to define my target audience.	1	2	3	4	5
11. I know what a professional pitch consists of.	1	2	3	4	5
12. I know how to create a business plan.	1	2	3	4	5

FACTS TEEN PITCH COMPETITION

POST EVENT SURVEY

	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree
1. I enjoyed this program.	1	2	3	4	5
2. The program schedule was convenient.	1	2	3	4	5
3. The program material was easy to follow.	1	2	3	4	5
4. I thought the program was challenging.	1	2	3	4	5
5. I feel more confident in my business after participating in this program.	1	2	3	4	5
6. I enjoyed the guest speakers and judges.	1	2	3	4	5
7. The trainers were helpful and knowledgeable.	1	2	3	4	5
8. I would be interested in enrolling in another program.	1	2	3	4	5
9. I would recommend this program to friends/family members.	1	2	3	4	5
10. Please state 3 things that benefitted you the most from the program.	_____ _____ _____				
11. Please state 3 things you felt were unnecessary from the program.	_____ _____ _____				
12. Do you have any suggestions/comments that will help us make the program better?					



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Fuquay Varina Emergency Food Pantry

Mailing address: 216 W. Academy Street Fuquay-Varina, NC 27526

Current Presiding Officer: Peggy A. Day and Laeron Roberts - Co-Chairmen

Mailing address: 216 W. Academy Street Fuquay-Varina NC 27526

Telephone: 919-552-772 Fax: N/A E-Mail: fvfoodpantry@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: September 2001

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 56-2270632-

Amount and Type of Town funds requested: \$ 250.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. (Please limit your response using only the space provided below)

We serve clients living in the NE Quadrant of Holly Springs.

We offer fresh produce, baked goods, grocery store deli foods, cereal and meal ingredients such as canned foods, packaged foods, cooking oil / condiments, meat; rice and beans; Dairy Foods including milk, cheese, eggs and butter or margarine; Personal products such as toilet paper, feminine hygiene products and soap; Snacks for each child in the family.

We serve our clients with enough foods to last a full week.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

We will use the funds to purchase food items that we do not receive through donations or the food bank such as eggs, butter, cheese, milk, extra fresh produce, cereal, toilet paper, personal products and soap.

These funds will allow us to continue serving the Holly Springs population just down the street from our pantry.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Without these funds, the quantity and types of foods will diminish for all of our clients, not just those in Holly Springs. We serve all of our clients equally so when funds are not available, we will not purchase a product for the entire month, versus only buying a percentage of the product that we need.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☐ Town of Holly Springs	\$ _____	Amount	_____ % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☒ Foundations	\$ <u>50,000</u>	Amount	<u>25</u> % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☒ Grants	\$ <u>30,000</u>	Amount	<u>15</u> % of Annual Budget
☒ State of N.C.	\$ <u>2000</u>	Amount	<u>1</u> % of Annual Budget
☒ Other Private Funding	\$ <u>100,000</u>	Amount	<u>50</u> % of Annual Budget
☒ Fundraisers	\$ <u>18,000</u>	Amount	<u>9</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

N/A

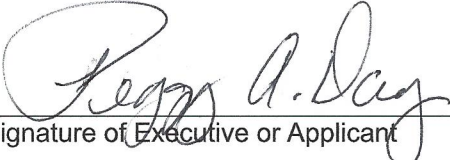
- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**

- N/A D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.


Signature of Executive or Applicant

2/28/20

Date



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: For Girls Like Quaneisha Mentoring Program

Mailing address: 160 Riverwood Drive Fuquay Varina, North Carolina 27526

Current Presiding Officer: Quaneisha D. Smith

Mailing address: 160 Riverwood Drive Fuquay Varina, North Carolina 27526

Telephone: 919-721-0727 Fax: _____ E-Mail: qsharis1@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: November 22, 2019

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 84-4069869

Amount and Type of Town funds requested: \$ 2,500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. (Please limit your response using only the space provided below)

The proposed project that we are applying to the Town of Holly Springs Local Civic Organization Grant Program is for month-to-month operations of For Girls Like Quaneisha Mentoring Program. Currently, we have mentoring sessions twice a month on Saturdays from 10:00 AM-12:30 PM. The mentoring sessions are open to all girls ages 8-14 including girls with disabilities. At the beginning of the session, we have a round table discussion about what is currently going on in the lives of the mentees. The girls share freely in a safe and supportive environment. Furthermore, during our mentoring sessions, the girls engage in lessons that pertain to girls such as friendship, peer pressure, beauty, value, etc. They also engage in our "Let's Talk About It" segment in which we discuss how the girls can apply what they learned during the session to their everyday lives. The girls recite positive affirmations as a group. We also have special programs that interest the girls such as "Punch and Paint", Knitting Class, and Etiquette Class. In addition, guest speakers come in to expound on the topic that we are studying. We engage in book clubs in which we read and discuss content that will help the girls make positive choices. The girls are provided snacks throughout the session and sent home with a boxed lunch. Lastly, we hold events that also support the community such as a Backpack giveaway at a local elementary school, a "Pretty in Pink" undergarment giveaway, and a Thanksgiving gift card giveaway that benefits local residents.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

We are specifically seeking these funds to help with month-to-month operations costs. Our goals are to continue to rent a facility to hold the mentoring session two times a month for 3.5 hours, and acquire a larger facility as the number of participants grows. We would also like to continue to provide snacks and a boxed lunch for each mentee after every mentoring session. In addition, we would like to increase the number of special programs during our mentoring sessions where guests can come in and speak to the girls about a specific topic and do special activities with them as well. Lastly, our goal is to provide programs that will not only benefit the girls that we serve but also the community at large. The requested funds will also move closer to our goal of serving 30 girls by 2025 thus making an impact in the community.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

The impact on our program will be great if the amount of funds granted is reduced or not provided. Being able to rent a facility for the mentoring sessions is an important component of our program. The mentoring sessions are one of the ways that we make the most impact in the lives of the girls that we serve. We are able to interact with the participants, listen to them share what is happening in their lives, teach them the truth about topics that impact girls the most, have discussions with them, and celebrate them for their achievements, invite special guest speakers, and have special activities. This funding will also be used to provide snacks and lunches for the participants, some of which do not have access to a plethora of food in their homes. This funding will make it easier to have special programs that expound on the topic that the girls are learning about during the session.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ 2,500.00	Amount	22.85 % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☒ Other Private Funding	\$ 8,440.00	Amount	77.15 % of Annual Budget
☐ Fundraisers	\$ _____	Amount	_____ % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

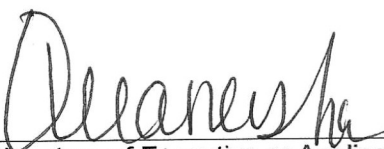
The purpose of applying for this grant last year was to meet one of the goals in our marketing plan. Our goal was to provide a professional and well-designed website that our participants and their parents could visit to learn more about the program. Because of your generosity, we were able to accomplish this goal. As a result, the parents of our participants as well as our champions and donors are able to visit the website to learn more about our program as well as to donate.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.


Signature of Executive or Applicant

March 5, 2023

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

FOR GIRLS LIKE QUANEISHA MENTORING PROGRAM

the original of which was filed in this office on the 22nd day of November, 2019.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 22nd day of November, 2019.

Elaine F. Marshall

Secretary of State



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

FOR GIRLS LIKE QUANEISHA MENTORING
PROGRAM
160 RIVERWOOD DRIVE
FUQUAY-VARINA, NC 27526-5647

Date:
06/10/2021
Employer ID number:
84-4069869
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
November 22, 2019
~~Contribution deductibility:~~
Yes
Addendum applies:
No
DLN:
26053455003041

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

For Girls Like Quaneisha Mentoring Program
Fiscal Year 2022 Organizational Operating Budget
January 1, 2023--December 31, 2023

Expenses	Budget
Payroll & Benefits	\$0
Professional Fees -- Bookkeeping, Audits, & Legal	360
Printing and Reproduction	0
Travel/Mileage Reimbursement	0
Rent	4,920
Insurance (liability, directors & officers) (check into this)	600
Supplies (office & field)/ Props for Lessons/Curriculum/ Advertising & Marketing	300
Bank Fees & Payroll Processing Fees	0
Postage/ PO Box	60
Food-Mentoring Sessions	2,400
Equipment and Software	0
Internet Access & Web Page Design	300
Special Programs for the Mentoring Sessions	1,000
General Fundraising Expenses	1,000
Referral Rewards	0
Guest Speakers	0
T-Shirts	0
Total Expenses	10,940.00

For Gir

Basic Business Checking (7009) - 1

Date	Transaction Type	Num	Name
01/18/2022	Deposit		
06/10/2022	Deposit		
07/19/2022	Deposit		
07/19/2022	Expenditure		
07/19/2022	Deposit		
07/25/2022	Expenditure		Wix
07/25/2022	Expenditure		Wix
08/01/2022	Deposit		
09/02/2022	Check	1001	
09/14/2022	Check	1002	
10/11/2022	Expenditure		Amazon
10/11/2022	Deposit		
10/12/2022	Expenditure		Staples
10/14/2022	Expenditure		Amazon
10/18/2022	Check	1003	
10/21/2022	Check	1005	
11/08/2022	Deposit		
11/09/2022	Expenditure		Amazon
11/09/2022	Expenditure		
11/09/2022	Expenditure		Amazon
11/10/2022	Expenditure		Amazon
11/14/2022	Expenditure		
11/14/2022	Expenditure		
11/18/2022	Check	1006	
11/18/2022	Check	1007	
11/21/2022	Expenditure		
11/21/2022	Expenditure		

11/21/2022	Expenditure		
12/05/2022	Deposit		
12/05/2022	Deposit		
12/07/2022	Deposit		
12/09/2022	Expenditure		Target
12/09/2022	Expenditure		
12/12/2022	Expenditure		Amazon
12/12/2022	Expenditure		Chick-Fil-A
12/12/2022	Expenditure		Staples
12/12/2022	Expenditure		Chick-Fil-A
12/14/2022	Expenditure		
12/15/2022	Expenditure		Amazon
12/16/2022	Check	1008	
12/19/2022	Expenditure		Chick-Fil-A
12/19/2022	Expenditure		Food Lion
12/19/2022	Expenditure		Chick-Fil-A
12/23/2022	Check	1009	
01/04/2023	Expenditure		Amazon
01/04/2023	Deposit		
01/09/2023	Expenditure		
01/10/2023	Expenditure		
01/11/2023	Deposit		
01/18/2023	Deposit		
01/19/2023	Deposit		
01/23/2023	Expenditure		
01/23/2023	Expenditure		
01/25/2023	Deposit		
01/30/2023	Expenditure		Chick-Fil-A
02/09/2023	Expenditure		
02/10/2023	Deposit		
02/17/2023	Check	1010	
02/21/2023	Expenditure		
02/21/2023	Deposit		
02/21/2023	Expenditure		Food Lion

	02/22/2023	Expenditure		Amazon
	02/22/2023	Deposit		
	02/23/2023	Expenditure		Amazon
	02/24/2023	Deposit		
	02/27/2023	Expenditure		
	02/27/2023	Check	1012	
	02/27/2023	Expenditure		Chick-Fil-A
	02/27/2023	Expenditure		Food Lion
	03/01/2023	Check	1013	
Total for Basic Business Checking (7009) - 1				
Book for Lessons				
	12/12/2022	Expenditure		Amazon
	01/04/2023	Expenditure		Amazon
	02/22/2023	Expenditure		Amazon
	02/23/2023	Expenditure		Amazon
Total for Book for Lessons				
Christmas Cards for Donors				
	12/12/2022	Expenditure		Staples
Total for Christmas Cards for Donors				
Christmas Gifts for the girls				
	12/14/2022	Expenditure		
Total for Christmas Gifts for the girls				
Gift bags				
	12/15/2022	Expenditure		Amazon
Total for Gift bags				
Gift Cards for prizes				
	12/12/2022	Expenditure		Chick-Fil-A
	12/19/2022	Expenditure		Chick-Fil-A
Total for Gift Cards for prizes				
Gift Cards/Prizes				
	11/21/2022	Expenditure		
Total for Gift Cards/Prizes				
Index Cards				
	11/09/2022	Expenditure		Amazon

Total for Index Cards**Lunch for the girls**

11/21/2022	Expenditure	
12/12/2022	Expenditure	Chick-Fil-A
12/19/2022	Expenditure	Chick-Fil-A
01/23/2023	Expenditure	
01/30/2023	Expenditure	Chick-Fil-A
02/21/2023	Expenditure	
02/27/2023	Expenditure	Chick-Fil-A
02/27/2023	Expenditure	

Total for Lunch for the girls**Name Badges**

11/09/2022	Expenditure	Amazon
11/10/2022	Expenditure	Amazon

Total for Name Badges**Pink carpet- Prop**

10/14/2022	Expenditure	Amazon
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Total for Pink carpet- Prop**Program supplies**

01/23/2023	Expenditure	
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Total for Program supplies**Rent-Fuquay-Varina Community Center**

12/16/2022	Check	1008
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Total for Rent-Fuquay-Varina Community Center**Snacks**

11/21/2022	Expenditure	
12/19/2022	Expenditure	Food Lion
02/21/2023	Expenditure	Food Lion
02/27/2023	Expenditure	Food Lion

Total for Snacks**Snacks and Props**

11/14/2022	Expenditure	
12/09/2022	Expenditure	Target

Total for Snacks and Props

Opening balance equity

08/01/2022 Deposit

Total for Opening balance equity**Contributed income****Donations directed by individuals**

10/11/2022 Deposit

11/08/2022 Deposit

12/05/2022 Deposit

12/05/2022 Deposit

12/07/2022 Deposit

01/11/2023 Deposit

01/25/2023 Deposit

02/10/2023 Deposit

02/21/2023 Deposit

02/22/2023 Deposit

02/24/2023 Deposit

Total for Donations directed by individuals**Government grants & contracts**

06/10/2022 Deposit

Total for Government grants & contracts**Total for Contributed income****Initial Deposit**

01/18/2022 Deposit

Total for Initial Deposit**Advertising & marketing**

11/09/2022 Expenditure

12/09/2022 Expenditure

01/04/2023 Deposit

01/09/2023 Expenditure

01/18/2023 Deposit

01/19/2023 Deposit

02/09/2023 Expenditure

Total for Advertising & marketing**Website ads**

	07/25/2022	Expenditure		Wix
	07/25/2022	Expenditure		Wix
Total for Website ads				
Total for Advertising & marketing with sub-accounts				
Occupancy				
Rent				
	09/02/2022	Check	1001	
	09/14/2022	Check	1002	
	10/18/2022	Check	1003	
	10/21/2022	Check	1005	
	11/18/2022	Check	1006	
	11/18/2022	Check	1007	
	12/23/2022	Check	1009	
	02/17/2023	Check	1010	
	02/27/2023	Check	1012	
	03/01/2023	Check	1013	
Total for Rent				
Total for Occupancy				
Office expenses				
	11/14/2022	Expenditure		
Total for Office expenses				
Bank fees & service charges				
	07/19/2022	Deposit		
	07/19/2022	Deposit		
	07/19/2022	Expenditure		
	01/10/2023	Expenditure		
Total for Bank fees & service charges				
Office supplies				
	10/11/2022	Expenditure		Amazon
Total for Office supplies				
Printing & photocopying				
	10/12/2022	Expenditure		Staples
Total for Printing & photocopying				
Total for Office expenses with sub-accounts				

5

Is Like Quaneisha Mentoring Program

General Ledger

January 1, 2022 - March 5, 2023

Memo/Description	Account	Debit	Credit	Balance
Deposit	Basic Business Checking (7009) - 1	200.00		200.00
Deposit	Basic Business Checking (7009) - 1	500.00		700.00
ACH Deposit PAYPAL VERIFYBANK 1021281184259	Basic Business Checking (7009) - 1	0.05		700.05
ACH Payment PAYPAL VERIFYBANK 1021281184262	Basic Business Checking (7009) - 1		0.16	699.89
ACH Deposit PAYPAL VERIFYBANK 1021281184260	Basic Business Checking (7009) - 1	0.11		700.00
POS Payment WIX*Wix.Com, Inc 415-4499034 CA #8965	Basic Business Checking (7009) - 1		192.00	508.00
ATM RCR Payment WIX*Wix.Com, Inc 415-4499034 CA #8965	Basic Business Checking (7009) - 1		25.85	482.15
Opening Balance from Bank	Basic Business Checking (7009) - 1	482.15		964.30
Check 1001	Basic Business Checking (7009) - 1		105.00	859.30
Check 1002	Basic Business Checking (7009) - 1		315.00	544.30
POS Payment Amazon.com*1K883 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		9.60	534.70
Deposit	Basic Business Checking (7009) - 1	600.00		1,134.70
POS Payment STAPLES DIRECT 800-3333330 MA #8965	Basic Business Checking (7009) - 1		16.08	1,118.62
POS Payment AMZN Mktp US*HT0 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		28.84	1,089.78
Check 1003	Basic Business Checking (7009) - 1		105.00	984.78
Check 1005	Basic Business Checking (7009) - 1		315.00	669.78
Deposit	Basic Business Checking (7009) - 1	530.00		1,199.78
POS Payment Amazon.com*H297V AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		3.77	1,196.01
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Basic Business Checking (7009) - 1		36.00	1,160.01
POS Payment AMZN Mktp US*HB2 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		11.50	1,148.51
POS Payment Amazon.com*HB3T5 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		14.83	1,133.68
POS Payment OFFICE DEPOT #12 800-463-3768 GA #8965	Basic Business Checking (7009) - 1		42.58	1,091.10
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1		29.41	1,061.69
Check 1006	Basic Business Checking (7009) - 1		105.00	956.69
Check 1007	Basic Business Checking (7009) - 1		315.00	641.69
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1		14.86	626.83
POS Payment DOLLAR-GENERAL # FUQUAY VARINA NC #8965	Basic Business Checking (7009) - 1		20.00	606.83

POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Basic Business Checking (7009) - 1		39.96	566.87
ATM P to P Credit PAYPAL*Smith Qua SAN JOSE CA #8965	Basic Business Checking (7009) - 1	55.00		621.87
ATM P to P Credit PAYPAL*Smith Qua SAN JOSE CA #8965	Basic Business Checking (7009) - 1	3.87		625.74
Deposit	Basic Business Checking (7009) - 1	544.00		1,169.74
POS Payment TARGET 00 HOLLY SPRINGS NC #8965	Basic Business Checking (7009) - 1		32.69	1,137.05
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Basic Business Checking (7009) - 1		36.00	1,101.05
POS Payment Amazon.com*SN30C AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		14.15	1,086.90
POS Payment CHICK-FIL-A #021 HOLLY SPRINGS NC #8965	Basic Business Checking (7009) - 1		40.00	1,046.90
POS Payment STAPLES DIRECT 800-3333330 MA #8965	Basic Business Checking (7009) - 1		19.29	1,027.61
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Basic Business Checking (7009) - 1		13.09	1,014.52
POS Payment PAYPAL *GLITZGLA SAN JOSE CA #8965	Basic Business Checking (7009) - 1		31.50	983.02
POS Payment AMZN Mktp US*SL3 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		19.25	963.77
Check 1008	Basic Business Checking (7009) - 1		175.00	788.77
POS Payment CHICK-FIL-A #013 FUQUAY VARINA NC #8965	Basic Business Checking (7009) - 1		20.00	768.77
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1		13.35	755.42
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Basic Business Checking (7009) - 1		47.20	708.22
Check 1009	Basic Business Checking (7009) - 1		210.00	498.22
POS Payment Amazon Prime*6L2 AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1		16.04	482.18
ACH Deposit GZJT Facebook ACCTVERIFY	Basic Business Checking (7009) - 1	0.01		482.19
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Basic Business Checking (7009) - 1		36.00	446.19
Overdraft Charge 0 36.00	Basic Business Checking (7009) - 1		35.00	411.19
Deposit	Basic Business Checking (7009) - 1	148.00		559.19
ACH Deposit X5BF Facebook ACCTVERIFY	Basic Business Checking (7009) - 1	0.01		559.20
ACH Deposit JRYW Facebook ACCTVERIFY	Basic Business Checking (7009) - 1	0.01		559.21
POS Payment DD DOORDASH MCDO 855-973-1040 CA #8965	Basic Business Checking (7009) - 1		42.74	516.47
POS Payment GUARDIAN ANGEL T FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1		16.62	499.85
Deposit	Basic Business Checking (7009) - 1	95.00		594.85
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Basic Business Checking (7009) - 1		39.96	554.89
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Basic Business Checking (7009) - 1		36.00	518.89
Deposit	Basic Business Checking (7009) - 1	348.00		866.89
Check 1010	Basic Business Checking (7009) - 1		280.00	586.89
POS Payment DD DOORDASH CHIC 855-973-1040 CA #8965	Basic Business Checking (7009) - 1		52.01	534.88
Deposit	Basic Business Checking (7009) - 1	100.00		634.88
POS Payment FOOD LION #1459 FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1		9.77	625.11

POS Payment AMAZON.COM*HD4YS SEATTLE WA #8965	Basic Business Checking (7009) - 1	78.40	546.71
Deposit	Basic Business Checking (7009) - 1	105.00	651.71
POS Payment Amazon.com*HP9UA AMZN.COM/BILL WA #8965	Basic Business Checking (7009) - 1	9.43	642.28
Deposit	Basic Business Checking (7009) - 1	160.00	802.28
POS Payment DD DOORDASH ZAXB 855-973-1040 CA #8965	Basic Business Checking (7009) - 1	18.95	783.33
Check 1012	Basic Business Checking (7009) - 1	90.00	693.33
POS Payment CHICK-FIL-A #013 FUQUAY VARINA NC #8965	Basic Business Checking (7009) - 1	25.00	668.33
POS Payment FOOD LION #1459 FUQUAY-VARINA NC #8965	Basic Business Checking (7009) - 1	14.86	653.47
Check 1013	Basic Business Checking (7009) - 1	150.00	503.47
		\$ 3,871.21	\$ 3,367.74
POS Payment Amazon.com*SN30C AMZN.COM/BILL WA #8965	Book for Lessons	14.15	14.15
POS Payment Amazon Prime*6L2 AMZN.COM/BILL WA #8965	Book for Lessons	16.04	30.19
POS Payment AMAZON.COM*HD4YS SEATTLE WA #8965	Book for Lessons	78.40	108.59
POS Payment Amazon.com*HP9UA AMZN.COM/BILL WA #8965	Book for Lessons	9.43	118.02
		\$ 118.02	
POS Payment STAPLES DIRECT 800-3333330 MA #8965	Christmas Cards for Donors	19.29	19.29
		\$ 19.29	
POS Payment PAYPAL *GLITZGLA SAN JOSE CA #8965	Christmas Gifts for the girls	31.50	31.50
		\$ 31.50	
POS Payment AMZN Mktg US*SL3 AMZN.COM/BILL WA #8965	Gift bags	19.25	19.25
		\$ 19.25	
POS Payment CHICK-FIL-A #021 HOLLY SPRINGS NC #8965	Gift Cards for prizes	40.00	40.00
POS Payment CHICK-FIL-A #013 FUQUAY VARINA NC #8965	Gift Cards for prizes	20.00	60.00
		\$ 60.00	
POS Payment DOLLAR-GENERAL # FUQUAY VARINA NC #8965	Gift Cards/Prizes	20.00	20.00
		\$ 20.00	
POS Payment Amazon.com*H297V AMZN.COM/BILL WA #8965	Index Cards	3.77	3.77

		\$ 3.77	
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Lunch for the girls	39.96	39.96
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Lunch for the girls	13.09	53.05
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Lunch for the girls	47.20	100.25
POS Payment DD DOORDASH MCDO 855-973-1040 CA #8965	Lunch for the girls	42.74	142.99
POS Payment STORE*CHICK-FIL- WWW.DOORDASH. CA #8965	Lunch for the girls	39.96	182.95
POS Payment DD DOORDASH CHIC 855-973-1040 CA #8965	Lunch for the girls	52.01	234.96
POS Payment CHICK-FIL-A #013 FUQUAY VARINA NC #8965	Lunch for the girls	25.00	259.96
POS Payment DD DOORDASH ZAXB 855-973-1040 CA #8965	Lunch for the girls	18.95	278.91
		\$ 278.91	
POS Payment AMZN Mktp US*HB2 AMZN.COM/BILL WA #8965	Name Badges	11.50	11.50
POS Payment Amazon.com*HB3T5 AMZN.COM/BILL WA #8965	Name Badges	14.83	26.33
		\$ 26.33	
POS Payment AMZN Mktp US*HT0 AMZN.COM/BILL WA #8965	Pink carpet- Prop	28.84	28.84
		\$ 28.84	
POS Payment GUARDIAN ANGEL T FUQUAY-VARINA NC #8965	Program supplies	16.62	16.62
		\$ 16.62	
Check 1008	Rent-Fuquay-Varina Community Center	175.00	175.00
		\$ 175.00	
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Snacks	14.86	14.86
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Snacks	13.35	28.21
POS Payment FOOD LION #1459 FUQUAY-VARINA NC #8965	Snacks	9.77	37.98
POS Payment FOOD LION #1459 FUQUAY-VARINA NC #8965	Snacks	14.86	52.84
		\$ 52.84	
POS Payment FOOD LION #0434 FUQUAY-VARINA NC #8965	Snacks and Props	29.41	29.41
POS Payment TARGET 00 HOLLY SPRINGS NC #8965	Snacks and Props	32.69	62.10
		\$ 62.10	

	Opening balance equity	482.15	482.15
		\$ 482.15	
Deposit	Contributed income:Donations directed by individuals	600.00	600.00
Deposit	Contributed income:Donations directed by individuals	530.00	1,130.00
ATM P to P Credit PAYPAL*Smith Qua SAN JOSE CA #8965	Contributed income:Donations directed by individuals	55.00	1,185.00
ATM P to P Credit PAYPAL*Smith Qua SAN JOSE CA #8965	Contributed income:Donations directed by individuals	3.87	1,188.87
Deposit	Contributed income:Donations directed by individuals	544.00	1,732.87
Deposit	Contributed income:Donations directed by individuals	148.00	1,880.87
Deposit	Contributed income:Donations directed by individuals	95.00	1,975.87
Deposit	Contributed income:Donations directed by individuals	348.00	2,323.87
Deposit	Contributed income:Donations directed by individuals	100.00	2,423.87
Deposit	Contributed income:Donations directed by individuals	105.00	2,528.87
Deposit	Contributed income:Donations directed by individuals	160.00	2,688.87
		\$ 2,688.87	
Grant	Contributed income:Government grants & contracts	500.00	500.00
		\$ 500.00	
		\$ 3,188.87	
Deposit	Initial Deposit	200.00	200.00
		\$ 200.00	
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Advertising & marketing	36.00	36.00
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Advertising & marketing	36.00	72.00
ACH Deposit GZJT Facebook ACCTVERIFY	Advertising & marketing	0.01	71.99
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Advertising & marketing	36.00	107.99
ACH Deposit X5BF Facebook ACCTVERIFY	Advertising & marketing	0.01	107.98
ACH Deposit JRYW Facebook ACCTVERIFY	Advertising & marketing	0.01	107.97
POS Payment EZTEXTINGCOM 800-753-5732 CA #8965	Advertising & marketing	36.00	143.97
		\$ 144.00 \$ 0.03	

POS Payment WIX*Wix.Com, Inc 415-4499034 CA #8965	Advertising & marketing:Website ads	192.00		192.00
ATM RCR Payment WIX*Wix.Com, Inc 415-4499034 CA #8965	Advertising & marketing:Website ads	25.85		217.85
		\$ 217.85		
		\$ 361.85	\$ 0.03	
Check 1001	Occupancy:Rent	105.00		105.00
Check 1002	Occupancy:Rent	315.00		420.00
Check 1003	Occupancy:Rent	105.00		525.00
Check 1005	Occupancy:Rent	315.00		840.00
Check 1006	Occupancy:Rent	105.00		945.00
Check 1007	Occupancy:Rent	315.00		1,260.00
Check 1009	Occupancy:Rent	210.00		1,470.00
Check 1010	Occupancy:Rent	280.00		1,750.00
Check 1012	Occupancy:Rent	90.00		1,840.00
Check 1013	Occupancy:Rent	150.00		1,990.00
		\$ 1,990.00		
		\$ 1,990.00		
POS Payment OFFICE DEPOT #12 800-463-3768 GA #8965	Office expenses	42.58		42.58
		\$ 42.58		
ACH Deposit PAYPAL VERIFYBANK 1021281184260	Office expenses:Bank fees & service charges		0.11	-0.11
ACH Deposit PAYPAL VERIFYBANK 1021281184259	Office expenses:Bank fees & service charges		0.05	-0.16
ACH Payment PAYPAL VERIFYBANK 1021281184262	Office expenses:Bank fees & service charges	0.16		0.00
Overdraft Charge 0 36.00	Office expenses:Bank fees & service charges	35.00		35.00
		\$ 35.16	\$ 0.16	
POS Payment Amazon.com*1K883 AMZN.COM/BILL WA #8965	Office expenses:Office supplies	9.60		9.60
		\$ 9.60		
POS Payment STAPLES DIRECT 800-3333330 MA #8965	Office expenses:Printing & photocopying	16.08		16.08
		\$ 16.08		
		\$ 103.42	\$ 0.16	



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Holly Springs Civitan Club

Mailing address: 108 Wallsburg Court, Cary NC 27518

Current Presiding Officer: Kelly O'Hara

Mailing address: 2624 Avent Ferry Road, Holly Springs, NC 27540

Telephone: (919) 971-7628

Fax: _____

E-Mail: kohara2@wcpss.net

(Check one)

Legal Status: ☐ Private non-profit corporation

☐ Unincorporated civic group

☒ Other (Please describe below)

Date Organization Formed or Chartered: _____

Agency 501 C-3 Number: _____

Or, Federal Tax ID Number: 26-1434085

Amount and Type of Town funds requested: \$ 500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

The Holly Springs Civitan Club is a member of the Civitan International which advocates for people with developmental and intellectual disabilities. The Holly Springs Civitan Club fulfills this mission by: 1) sponsoring educational forums (such as the annual Resource Fair which brings organizations together to provide resources for parents/guardians of special needs children/adults) and 2) hosting events that bring the community together in an uplifting fashion to help make Holly Springs an even better place to live. The two biggest events are: 1) the annual Trunk or Treat held in October at the United Methodist Sunrise Church, and 2) the annual Holly Springs Steppin Out Dance held in the Spring for the past nine years (excluding two years due to Covid). The Dance is a prom that celebrates the lives of residents who have special needs and has had more than 300 dancers and volunteers gather at the Sunrise Church. It is a magical and moving event for all participants. The next dance is scheduled for Friday April 28, 2023.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

We seek to bring together residents of all races and abilities where everyone is equally cherished and loved. We seek to help strengthen the community and to show others why Holly Springs is such an outstanding place to live. The 2 years we weren't able to have the dance due to Covid, makes us appreciate this amazing event even more. 2023 is the second year we'll have this event after that Covid break. We are so excited and looking forward to this.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

The grant is critical to the operation and planning of the Dance. The church provides space for free and the Civitan provides all the funding for things such as the DJ, decorations, and supplies. The Dance typically costs approximately \$1,000 to put on, and is in addition to the \$600 the Civitan funds for the annual Trunk or Treat event and Resource Fair. Holly Springs Civitan is a very small volunteer organization that relies on community grants and donations from local businesses to support our events. The Town of Holly Springs has been very supportive in the past with \$500 grants including a \$500 grant we received last year.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>500</u> Amount	<u>42</u> % of Annual Budget
☐ United Way	\$ _____ Amount	_____ % of Annual Budget
☐ Wake County	\$ _____ Amount	_____ % of Annual Budget
☐ Foundations	\$ _____ Amount	_____ % of Annual Budget
☐ Federal	\$ _____ Amount	_____ % of Annual Budget
☐ Grants	\$ _____ Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____ Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ <u>400</u> Amount	<u>33</u> % of Annual Budget
☐ Fundraisers	\$ <u>300</u> Amount	<u>25</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

\$500 funding last received in 2022. As stated above, all funding is used for 3 primary purposes - 1) The annual Steppin Out Dance, 2) the annual Trunk or Treat event, and 3) the annual Resource Fair to educate parents/guardians of locally available provider agencies for special needs resources.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.



Signature of Executive or Applicant

3/4/2023

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization.



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Holly Springs Community Band

Mailing address: PO Box 1164, Holly Springs, NC 27540

Current Presiding Officer: Debbie Dunn-Smoot

Mailing address: 4200 Banks Stone Drive, Raleigh, NC 27603

Telephone: 984-242-4549

Fax: _____

E-Mail: dunnsmoot@aol.com

(Check one)

Legal Status: ☐ Private non-profit corporation

☐ Unincorporated civic group

☒ Other (Please describe below)

Date Organization Formed or Chartered: 12.19.2006

A public charity 170(b)(1)(A)(vi)

Agency 501 C-3 Number: _____

Or, Federal Tax ID Number: 20-5486357

Amount and Type of Town funds requested: \$ 2,000.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

While The COVID-19 pandemic restrictions, have subsided, the lingering effects of vaccinations and band requirements to be vaccinated, had an effect on members returning to play, and concerts being scheduled. This improved during the second half of 2022.

Towards the second half of 2022, we were able to rehearse with limited players and perform 2 fall concerts at the Cultural Center. 2023 is looking much brighter, with the addition of new musicians joining the band. We are now at full capacity, with long waiting list.

The funds provided by the town's grant allow us to continue with rehearsals & concert performances that the residents of Holly Springs look forward to. We have 5 concerts scheduled for 2023, and hope to use the funds to purchase music for the concerts, as well cover operating costs & equipment transportation, when necessary.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

Community concert bands exist to give their adult members an opportunity to keep up their musical skills, as well as to continue to develop and grow as musicians. These bands also bring enjoyment to the members of their communities at large by performing at formal concerts and participating in community events. Between the growth of Holly Springs and the number of musicians seeking to join our band, it is evident, just how important it is to the town of Holly Springs – to have their own community band.

Given the musical interest of the audience – we need to offer diversity in our music choices. We try to recycle previous musical pieces, but offering current musical selections is a necessity, and the cost of music has risen significantly.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

The Holly Spring's Community Band is in a bit of transition this year, with the loss of several members and addition of new members. Our regrowth is limited by the seating capacity at our 'home base' – the Cultural Center. Since the band does not receive any income from our concerts, we are limited with what / where we can perform. The sale of tickets for our concerts is managed by the Cultural Center, and in return we are given rehearsal space, and storage for our percussion instruments. This may be changing with the rapid growth of the town, and possible changes to the Cultural Center.

This would also put the band in a difficult situation to find another rehearsal location and transportation of equipment, since we currently have to rent a van when needed.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>2,000</u>	Amount	<u>95</u> % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☒ Other Private Funding **	\$ <u>114.39</u>	Amount	<u>5</u> % of Annual Budget
☐ Fundraisers	\$ _____	Amount	_____ % of Annual Budget

** Note: The donation from Amazon Smiles Program has been discontinued, so there will be no income from that source in 2023

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

The Holly Springs Community Band gratefully received funding from the Town of Holly Springs last year. Our General operating Costs were minimal with only 2 concerts in the fall, plus a shared performance at the Durham Band Festival in June. The Durham event costs were higher than normal, because of transportation expenses for the instruments.

Because of our agreement with the Cultural Center, we cannot offer 'Free tickets' like most other community bands do. As, the Cultural Center charges for admission to our concerts, it is difficult to also ask for donations, so we relied entirely on the generosity of the Town of Holly Springs' grant.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☒ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization. (As you fill in the Schedules 1, 2, 3 and 4 worksheet tabs, the information populates on the Net Worth worksheet tab and financial statement automatically.)

Holly Springs Community Band

Treasurer's Report as of 12.31.22

**Proposed Budget
2023**

**Treasurer's Report
12/31/2022**

BALANCE SHEET					
	Starting Balance		\$ 13,380.00	\$ 13,383.93	
	Reserve Account		\$ (1,000.00)	\$ (1,000.00)	
	Available Starting Balance		\$ 12,380.00	\$ 12,383.93	
	Income		\$ 2,940.00	\$ 2,671.64	
	Expenses		\$ 2,520.00	\$ 1,945.65	
	NET Income		\$ 420.00	\$ 725.99	
	Available Ending Balance		\$ 12,800.00	\$ 14,109.92	
INCOME / EXPENSES					
	Income				
	Income-Direct				
	Corporate Contributions		\$ 2,100.00	\$ 2,497.25	HS Town Grant
	Donation Box		\$ 20.00	\$ -	& music
	Donations - Members		\$ 500.00	\$ -	
	Donations - Non-Members		\$ 200.00	\$ -	
	Sale of Equipment		\$ -	\$ -	
	Total Income-Direct		\$ 2,820.00	\$ 2,497.25	
	Income - Indirect				
	Amazon, Benevity, Other		\$ 60.00	\$ 114.39	Amazon
	Shirt Purchases-Members		\$ 60.00	\$ 60.00	
	Total Income - Indirect		\$ 120.00	\$ 174.39	
	Total Income		\$ 2,940.00	\$ 2,671.64	
	Gross Profit		\$ 2,940.00	\$ 2,671.64	
	Expense				
	Bank / Paypal Fees				
	Dues & Licenses		\$ 400.00	\$ 446.00	
	Equipment-Maintenance		\$ 100.00	\$ -	
	Equipment -Purchase		\$ 600.00		
	Equipment-Transportation		\$ 500.00	\$ 298.37	
	Gifts,Donations & Awards		\$ 200.00	\$ 260.00	*
	Music Purchases		\$ 500.00	\$ 922.11	2 Music Buys
	Shirt Purchase		\$ 100.00	\$ -	
	Supplies		\$ 100.00		
	Website & Internet		\$ 20.00	\$ 19.17	
	Total Expense		\$ 2,520.00	\$ 1,945.65	
	Net Income		\$ 420.00	\$ 725.99	

* Memorial-Steve Magnusen

* Donation - Anita Hynus

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$14,110		Balance of loans on vehicles and equipment	\$0
Value of marketable stocks and bonds	\$0		Balance of loans on real estate	\$0
Value of vehicles & equipment	\$0		Balance of other loans	\$0
Value of real estate	\$0		Cost of other liabilities (itemize)	\$0
Value of other assets	0			
			TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$14,110		NET WORTH	\$14,110

Holly Springs Community Band
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Four Oaks Bank	14,109.92
Total Checking/Savings	<u>14,109.92</u>
Total Current Assets	<u>14,109.92</u>
TOTAL ASSETS	<u>14,109.92</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	7,726.59
Unrestricted Net Assets	5,657.34
Net Income	<u>725.99</u>
Total Equity	<u>14,109.92</u>
TOTAL LIABILITIES & EQUITY	<u>14,109.92</u>

7:06 PM

02/14/23

Accrual Basis

Holly Springs Community Band

Profit & Loss Detail

January through December 2022

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Ordinary Income/Expense							
Income							
Income-Direct							
Corporate Contributions							
Deposit	06/24/2022		HS Town Grant	Deposit		2,000.00	2,000.00
Deposit	07/28/2022	82407	Town of Holly Spr...	Music Reimbursement		497.25	2,497.25
Total Corporate Contributions						2,497.25	2,497.25
Total Income-Direct						2,497.25	2,497.25
Income - Indirect							
Amazon, Benevity, Other							
Deposit	03/02/2022		Amazon	Deposit		33.63	33.63
Deposit	05/31/2022		Amazon	Deposit		28.22	61.85
Deposit	09/02/2022		Amazon	Deposit		21.70	83.55
Deposit	11/21/2022		Amazon	Deposit		30.84	114.39
Total Amazon, Benevity, Other						114.39	114.39
Shirt Purchases-Members							
Deposit	06/01/2022		Barb Kirkpatrick	Shirts-Sean Lohse		20.00	20.00
Deposit	06/24/2022		Barb Kirkpatrick	Shirts-Nicole S & Chuck P		40.00	60.00
Total Shirt Purchases-Members						60.00	60.00
Total Income - Indirect						174.39	174.39
Total Income						2,671.64	2,671.64
Gross Profit						2,671.64	2,671.64
Expense							
Dues & Licenses							
Check	01/10/2022	1306	US Post Office			118.00	118.00
Check	01/10/2022	1307	US Post Office	Increase in annual rate		38.00	156.00
Check	04/14/2022	1310	Assoc. of Concert...	Renewal 2022		290.00	446.00
Total Dues & Licenses						446.00	446.00
Equipment - Transportation							
Check	07/29/2022	1312	Zack Finkbiner	UHaul Rental - Durham		298.37	298.37
Total Equipment - Transportation						298.37	298.37
Gifts,Donations & Awards							
Check	04/04/2022	1309	B Kirkpatrick	Memorial - Steve Magnus...		50.00	50.00
Check	10/21/2022	1314	Anita Hynus	Conductor Services (7 w...		210.00	260.00
Total Gifts,Donations & Awards						260.00	260.00
Music Purchases							
Check	03/09/2022	1308	M Gloden			424.86	424.86
Check	07/29/2022	1313	M Gloden			497.25	922.11
Total Music Purchases						922.11	922.11
Website & Internet							
Check	04/26/2022	1311	Go Daddy Domain	domain renewal (.com)		19.17	19.17
Total Website & Internet						19.17	19.17
Total Expense						1,945.65	1,945.65
Net Ordinary Income						725.99	725.99
Net Income						725.99	725.99

2022 Financial Audit for Holly Springs Community Band, February 2023.

Financial Statements

Copies of a Treasurers Report were available for each board meeting held during 2022. Two Board meetings were held. Minutes were available for review.

Bank statements for January to December 2022 were included and beginning / ending balances were verified as a match against the financial statements.

Cash Receipts

Several random deposits were verified against the bank statement, the financial statement and deposit slips.

Donation Records

There were 2 small cash donations recorded, and the balance were checks. The cash donations were checked against and bank statements and confirmed. Four check donations were selected and compared to the QuickBooks financial report and the bank statements.

Disbursements

A total of 9 checks were written all year. Since the audit was done on 2 different days, for scheduling purposes, separate samples were picked for comparison to the bank statements, so 5-6 disbursements out of the 9 were confirmed the same. Two electronic disbursements to Go-Daddy for web hosting were confirmed against the receipts as well.

Reconciliations

Bank reconciliations were done monthly & are included for verification against statement.

Accounts Payable

There were no outstanding payables.

Federal Reporting Obligations

Form 990-N was filed with IRS for year 2022. Copy is attached.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Holly Springs Community Band, as of December 31, 2022, and the financial position and its cash flow followed the accounting principles generally accepted in the United States of America

Katie McAnally  2/27/23

Nathan McAnally  2/27/23

Department of the Treasury
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2022

Open to Public Inspection

A For the 2022 Calendar year, or tax year beginning 2022-01-01 and ending 2022-12-31

B Check if available

☐ Terminated for Business☒ Gross receipts are normally \$50,000 or less

C Name of Organization: HOLLY SPRINGS COMMUNITY BAND

INC

PO Box 1164, Holly Springs,

NC, US, 27540

D Employee Identification

Number 20-5486357

E Website:

F Name of Principal Officer: Barbara Kirkpatrick

1913 Little Beaverdam Ct,

Holly Springs, NC, US, 27540

Privacy Act and Paperwork Reduction Act Notice: We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

Note: This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.



PO Box 268
Holly Springs, NC 27540
www.hsfoodcupboard.org
EIN: 27-2859804

February 20, 2023

Town of Holly Springs
Linda McKinney, Town Clerk
P. O. Box 8
Holly Springs, NC 27540

Dear Linda,

Thank you for the notifying us of the opportunity to apply for a Town of Holly Springs' Local Civic Nonprofit Grant. We very much appreciate the support we have received from the Town in previous years.

Last year, with the help of the Town and our generous community, we were able to serve 752 unique households with 3626 distributions. We provided 3446 "student bags," full of kid-friendly meal and snack food to children in school from kindergarten through twelfth grade. To assist clients unable to reach the cupboard, 529 distributions were delivered directly to their homes. Distributions included nearly 2400 pounds of organically grown produce harvested from our community garden. All this was done entirely by volunteers who invested 15,469 hours in serving the community.

Unfortunately, we continue to see increasing need. The number of clients we served last year was over 30% higher than in 2021, as community members felt the impacts of rising gas and grocery costs. This year is likely to show a similar trend as emergency allotments for COVID-19 in the Food and Nutrition Services (FNS) program will end in March 2023 and inflation remains stubbornly high.

We are very grateful to the Town of Holly Springs for its past support and to the amazing donors and volunteers who help us further our mission of providing supplemental food and referral service to those in need in the Holly Springs community.

Thank you for considering our request. We would love to have your support again this year.

Sincerely,

A handwritten signature in black ink that reads "Pat Haggard".

Pat Haggard, Executive Director
Holly Springs Food Cupboard



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Holly Springs Food Cupboard

Mailing address: P. O. Box 268, Holly Springs, NC 27540

Current Presiding Officer: Bruce Meyer

Mailing address: 5005 Sunset Fairways Drive, Holly Springs, NC 27540

Telephone: 919-303-2372

Fax: _____

E-Mail: bruce@signedgenc.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: June 2010

Agency 501 C-3 Number: 27-2859804

Or, Federal Tax ID Number: _____

Amount and Type of Town funds requested: \$ 2500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

The Holly Springs Food Cupboard seeks funding to advance our mission of providing supplemental food and referral assistance to those in need in the Holly Springs community.

In 2022, we supported 752 unique households, providing food at 3626 client touchpoints, an increase of 31% over 2021. Families received meat, milk, dairy, fresh produce and an assortment of shelf-stable foods. Families with children also received "student bags," full of kid-friendly foods and snacks, for each child in grades kindergarten through 12th.

Clients may receive food once every 30 days in one of three ways: drive-through distributions, deliveries (for those whose health or transportation problems prevent them from getting to the Cupboard) or by "shopping" by appointment. The weekly "shopping" appointments, restarted in 2022 after a pandemic hiatus, allow clients to choose the foods that best meet their families' needs. We also support an annual Thanksgiving distribution, supplying traditional Thanksgiving foods to help enable our clients to enjoy the holiday with family and friends.

All of this is done by a 100% volunteer team who care deeply about ensuring the health and vibrancy of the Holly Springs community by helping meet the nutritional needs of its members. We seek a grant of \$2500 to help facilitate the meat purchases necessary to support well-balanced diets for our clients.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

We seek funding to apply towards the purchase of ground beef and chicken for our clients. The Holly Springs Food Cupboard is the grateful recipient of numerous community-led food drives and food recovery programs from local businesses. In addition, our community garden harvested 2391 pounds of organically grown produce in 2022. However, we have no regular sources of donation for meat, dairy or eggs. A grant from the Town of Holly Springs would help us ensure we can continue offering good sources of protein in the food distributions we provide.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Our meat and dairy purchases are supported entirely through cash donations. In 2022, between the increase in the number of clients served and the rising cost of food, we spent 29% more on food than we did in 2021. Without funding from the Town of Holly Springs, we would have to reduce the amount and/or nutritional value of the food we provide to clients. A grant of \$2500 would support our meat purchases for approximately 7 weeks.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ 2500.00	Amount	1.1	% of Annual Budget
☒ United Way	\$ 1583.59	Amount	0.7	% of Annual Budget
☐ Wake County	\$ _____	Amount	_____	% of Annual Budget
☐ Foundations	\$ _____	Amount	_____	% of Annual Budget
☐ Federal	\$ _____	Amount	_____	% of Annual Budget
☐ Grants	\$ _____	Amount	_____	% of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____	% of Annual Budget
☒ Other Private Funding	\$ 214902.41	Amount	98.2	% of Annual Budget
☐ Fundraisers	\$ _____	Amount	_____	% of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

The grant from the Town of Holly Springs in 2022 provided \$2500 towards our total meat purchases. With total meat expenditures of \$16034, the grant provided 15.6% of meat purchased for our clients. With support from the Town of Holly Springs, we were able to offer meat at all our distributions.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

2/20/2023

Sara Haggar Sara Haggar, Assistant Treasurer

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

☒ **Completed application**

☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500

n/a ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)

☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.

Holly Springs Food Cupboard

2023 Budget

2/15/23

	<u>Total</u>
Income	
Donations received - Money	216,486.00
Grants	2,500.00
In-Kind donations	8,551.00
In-kind Food Donations	381,206.00
Interest Earned	200.00
Total Income	\$ 608,943.00
Cost of Service	
Food Available to Distribute	381,206.00
Food Gift Card Purchases	46,250.00
Food Purchases	45,496.00
Meat Purchases	20,844.00
Produce Purchases (Additional)	20,000.00
Student Bag Food Purchases	13,187.00
Supplies (Non-food)	7,995.00
Total Cost of Service	\$ 534,978.00
Gross Profit	\$ 73,965.00
Expenses	
Advertising/Marketing	436.00
Cleaning & Disinfecting	3,655.00
Depreciation	13,251.00
Equipment Purchases	5,000.00
Garden	1,702.00
Insurance	2,397.00
Landscaping	1,898.00
Legal & Professional Fees	20,000.00
Miscellaneous	2,400.00
Office Expenses	1,655.00
Paypal Fees	1,832.00
Repair & Maintenance	5,468.00
Security	293.00
Storage / Rental	744.00
Supplies	3,070.00
Taxes & Licenses	200.00
Utilities	8,042.00
Volunteer Appreciation Expense	5,450.00
Website / Internet costs	1,547.00
Total Expenses	\$ 79,040.00
Net Income	(5,075.00)

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value	LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions (*)	\$501,273	Balance of loans on vehicles and equipment	\$0
Value of marketable stocks and bonds	\$0	Balance of loans on real estate	\$0
Value of vehicles & equipment	\$31,330	Balance of other loans	\$0
Value of real estate	\$222,083	Cost of other liabilities (itemize)	\$0
Value of other assets	225	(Deferred Revenue)	\$0
TOTAL ASSETS	\$754,911	TOTAL LIABILITIES	\$0
		NET WORTH	\$754,911

Holly Springs Food Cupboard financial statement as of 12/31/2022

(*) Note: \$400,000 of the cash on hand has been reserved by the Board of Directors for future capital expenditures, specifically road widening, real estate purchase(s), parking lot expansion, and front entrance remodeling.



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Holly Springs High School Band Boosters

Mailing address: 5329 Cass Holt Rd., Holly Springs, NC 27540

Current Presiding Officer: Cheryl Sommers, President

Mailing address: 5329 Cass Holt Rd., Holly Springs, NC 27540

Telephone: 330-806-8936

Fax: _____

E-Mail: csommers32@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: 2006

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 11-3787117

Amount and Type of Town funds requested: \$ 2500.00 for (check below all that apply)

☒ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

The Band Boosters organization was formed to support our ensembles because the band program relies mostly on funds raised by parent volunteers, student led campaigns, and participant fair share dues. Band funding covers all aspects of the program such as: music rights, production sets, instruments, staff for educational enrichment, transportation to community functions/performances, and scholarships for students who cannot afford dues.

Through the program students have opportunities to flourish as musicians, performers, and people as the band program encompasses the following facets: Golden Hawks Regiment (marching band), two concert groups, jazz and chamber ensembles, indoor percussion, and an expansive guard program (including elementary and middle school participation).

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

As the only high school serving Holly Springs, we have seen tremendous growth in student population as well as in our band program. Storage for equipment and supplies needs to be relocated from a 16 year old inoperative and unsightly equipment truck to stand alone storage buildings. This grant would provide funding for the materials required to build storage sheds. We have secured teacher oversight/instruction and student participation for the build as part of a construction class enrichment project. Maintaining a thriving music and arts programs for the high school is a benefit to the student population in our town.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

If we need to carve out funds from the operating budget to purchase supplies for this project we would likely have to reduce some of our community performances or increase fair share payments for our students next year.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>2,500</u> Amount	<u>4</u> % of Annual Budget
☐ United Way	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ Wake County	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ Foundations	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ Federal	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ Grants	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ State of N.C.	\$ <u>0</u> Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ <u>3,000</u> Amount	<u>6</u> % of Annual Budget
☐ Fundraisers	\$ <u>6,500</u> Amount	<u>12</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

Last year we gratefully received \$2,500 from the Town. Those funds were used for repairs and maintenance for the instruments owned and maintained by the Band.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☐ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization.

For School Year 2022-2023

	Description	<u>2022-2023</u>	
		<u>Proposed</u>	
Income	Grants		2,000
	Corporate Sponsor		2500
	Music Sponsorship		200
	Donations		0
	Performance Income		300
	Fair Share-Marching	70	52500
	Fair Share-Classroom	90	7740
	Fundraiser: Stadium Seats		500
	Fundraiser: Amazon Smile		200
	Fundraiser: HT VIC Card		200
	Fundraiser: Go Play Save Book		600
	Fundraiser: Pancake Breakfast		0
	Fundraiser: Spirit Items		50
	Fundraiser: Car Wash		300
	Fundraiser: Spirit Night		300
	Fundraiser: PNC		3,000
	Fundraiser: SNAP		0
	Fundraiser: Ornaments		200
	Fundraiser: Poinsettias		1000
	Fundraiser: Salamanders		150
	Other		
	Total Fundraising		6,500
	Total Income		71,740

Expenses	2022-2023 Proposed	
	<u>Marching</u>	<u>Classroom</u>
Instruments:Percussion Supplies	100	100
Student Awards and Gifts	1,000	1000
Financial Aid	1,200	
Student Scholarships	500	500
Student Leadership Camp and Registration	750	
Bad Debts	100	
Accounting Expense	290	290
Bank Charges and Business Expense	650	650
Instruction:Clinicians	14,000	1,000
Directors Expense	400	400
Concert Expense		300
All District/All State		350
Mailing and Office Supplies	200	200
Music/Show/Drill-Marching	9,000	
Music/Class and Concert		1,000
Instruments: Instrument Supplies	100	100
Band Room Expense	80	330
Meals: Band Banquet	1000	1000
Meals: Parent Preview and Football	1,400	
GHR:Theme T Shirts	1,100	
GHR Visual Package	10,000	
Band Camp:Food	3,000	
Instrument Repair Exp	0	
Equipment Expense	500	
Field Maintenance and Lights	400	
Truck and Workmen Expenses	1,200	
Travel: Truck Rental	600	
Travel: Bus Driver Charges	1,200	300
Contest and Competition Fees	375	350
BOA Trip	4,000	
Competition meals	200	
Expense Totals	53,345	7,870
Net	-845	-130

Calculations for Fair Share using Estimated Year End Amounts

	Budget	Marching	Classroom
Expense Totals		53,345	7,870
Less: Carryover			
Calculations for Fair Share			
Marchers	70	762	
Classroom	90		87
Fair Share		750	86

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$133,017		Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
Value of real estate			Cost of other liabilities (itemize)	
Value of other assets	\$11,099		(Deferred Revenue)	\$2,921
			TOTAL LIABILITIES	\$2,921
TOTAL ASSETS	\$144,116		NET WORTH	\$141,195

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$118,770		Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
Value of real estate			Cost of other liabilities (itemize)	
Value of other assets	\$15,228		(Deferred Revenue)	\$3,240
			TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$133,998		NET WORTH	\$133,998

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$103,085		Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
Value of real estate			Cost of other liabilities (itemize)	\$7,320
Value of other assets	16252		(Deferred Revenue)	
			TOTAL LIABILITIES	\$7,320
TOTAL ASSETS	\$119,337		NET WORTH	\$112,017



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: InterAct

Mailing address: 1012 Oberlin Road, Suite 100, Raleigh, NC 27605

Current Presiding Officer: Rhonda Raney, Executive Director

Mailing address: 1012 Oberlin Road, Suite 100, Raleigh, NC 27605

Telephone: (919) 235-0614 Fax: 919-828-8304 E-Mail: grantsmanager@interactofwake.org

(Check one)

Legal Status: ☒ Private non-profit corporation ☐ Unincorporated civic group ☐ Other (Please describe below)

Date Organization Formed or Chartered: 02-24-1978

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 58-1320613

Amount and Type of Town funds requested: \$ 2,500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☐ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. (Please limit your response using only the space provided below)

Dedicated to ending the cycle of domestic and sexual violence in Wake County, InterAct saves lives, rebuilds lives, and secures safer futures for victims and survivors and their families. InterAct provides three 24/7 crisis lines, group and individual counseling, housing services, case management, court advocacy, personal economic empowerment services, facilitated access to legal and mental health services, children's programming, emergency shelter, and NC's first community-based sexual assault forensic examination center-- InterAct's Solace Center. Victims and survivors, and their children, can connect with InterAct through our crisis lines to access wraparound support, including coordinated services from community partners. By providing a safe environment to heal and rebuild lives after violence, we reduce the likelihood of individuals returning to abusive homes.

Between July 1, 2021 and June 30, 2022, InterAct served 7,165 victims/survivors in Wake County-- a 12% increase from the previous year. Isolation with abusers, movement restrictions, and economic uncertainty amid COVID-19 has fueled the frequency and severity of domestic violence. InterAct staff have noted that the percentage of crisis callers screening at high risk of serious injury or death now doubles our pre-pandemic rates. Last year, InterAct served at least 50 victims who reported living in Holly Springs. Additionally, the Holly Springs Police Department provided 25 screenings for Holly Springs residents through InterAct's Lethality Assessment Program-- identifying victims at highest risk for serious injury or death and immediately connecting them to our crisis counselors. These figures likely significantly underestimate the actual number served from Holly Springs because many clients choose not to disclose personal information due to safety concerns.

InterAct's services are available for any victim and/or survivor of domestic or sexual violence in Wake County, NC (all municipalities and those residents who live in unincorporated communities within Wake County). Due to the economic abuse that most victims experience, roughly 73% of those served fall within low-to-moderate income levels, with all shelter residents (adults and children) meeting the federal criteria for homelessness. InterAct's services are available to every victim regardless of age, race, ethnicity, immigration status, disability, religious affiliation, gender identity or expression, or national origin. Our facility and emergency shelter follow ADA accessibility guidelines. For more information please visit <http://interactofwake.org>.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

Town of Holly Springs funding will be used to fund our wraparound services, including crisis intervention and client assistance for victims and their family members. This includes life-saving crisis counseling and support for those seeking safety who need assistance for food, supplies, transportation, or temporary lodging. Many households fleeing abuse seek shelter with family and friends in other areas of the state or country, and we offer practical assistance along with safety planning and counseling to support their safe transition. Victims and their children in imminent danger can stay as guests at InterAct's emergency shelter as space allows. According to the CDC, 1 in 4 women and 1 in 7 men will be a victim of domestic violence, sexual assault/rape, and/or stalking in their lifetime. In the US, domestic violence is the leading cause of injury to women ages 15 to 44, and is the leading cause of homelessness for women and their children. InterAct's services improve the lives of Town of Holly Springs residents by reaching victims and survivors before lives are lost and supporting their access to resources, empowering them to rebuild healthy and violence-free lives. Town of Holly Springs residents struggling with abuse can connect to InterAct by contacting our 24/7 crisis lines to access crisis counseling, safety planning, and our range of comprehensive support services to meet the unique needs of victims and survivors. This request will support InterAct's work to help individuals in immediate crisis make informed decisions about their situations and to offer resources so that they can reach their goals. This will empower individuals to build self-sufficient lives and reduce their likelihood of returning to abusive homes, helping end the cycle of domestic and sexual violence in our community.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

InterAct will always be ready to serve all victims and survivors from Holly Springs and throughout Wake County in their time of need, and our current financial standing remains strong. We seek and maintain diversified funding by balancing investments from federal, state, and local government as well as corporate and community support. We respectfully request your sustained investment in our programming because community partnerships make it possible for us to grow and evolve our life-changing work for so many Town of Holly Springs and Wake County residents and their families. We cannot do this work successfully and sustainably without the support of our community. Thank you.

4. **FINANCIAL INFORMATION**

- A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ 2,500	Amount	0.04	% of Annual Budget
☒ United Way	\$ 81,000	Amount	1.3	% of Annual Budget
☒ Wake County	\$ 199,000	Amount	3.2	% of Annual Budget
☒ Foundations	\$ 295,000	Amount	4.7	% of Annual Budget
☒ Federal	\$ 3,116,152	Amount	49.5	% of Annual Budget
☒ Grants	\$ 771,500	Amount	12.3	% of Annual Budget
☒ State of N.C.	\$ 310,000	Amount	4.9	% of Annual Budget
☒ Other Private Funding	\$ 1,468,875	Amount	23.3	% of Annual Budget
☒ Fundraisers	\$ 50,000	Amount	0.8	% of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

InterAct is truly grateful for support in the amount of \$2,000 from the Town of Holly Springs in 2021. The Town's investment supported victims of domestic and sexual violence and their children by helping InterAct sustain our crisis intervention services and provide financial assistance to help clients with emergency transportation, lodging, and basic needs (food, clothing). This funding helped ensure that victims fleeing violence could find safety, stabilize their living situations, and go on to not only survive but truly thrive.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Paige Watts

Mar 03 2023

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization. (As you fill in the Schedules 1, 2, 3 and 4 worksheet tabs, the information populates on the Net Worth worksheet tab and financial statement automatically.)



Document Details

Title	Town of Holly Springs Grant Application
File Name	DRAFT Holly Springs. InterAct. Grant Application 2023.pdf
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Document Completed	This document has been completed. Fingerprint: f5f73787f9ae453430b050313a618cc2	Mar 03 2023 04:59PM America/New_York

InterAct
FY 2022-2023 Approved Operating Budget

Support and Revenue		Total Agency
Individual & Individual Foundations	\$	988,110.00
Private Foundations	\$	295,000.00
Corporate & Corporate Foundations	\$	710,000.00
Community Groups/Events	\$	33,000.00
Government Grants & Contracts	\$	3,662,652.00
United Way of the Greater Triangle-Allocation	\$	75,000.00
United Way-Designated	\$	6,000.00
Collaborative Partners Leases	\$	194,114.88
In Kind Revenue	\$	49,000.00
Thrift Store Sales	\$	207,000.00
Other Revenue	\$	73,650.00
Total Support and Revenue	\$	6,293,526.88
Expenses		
Salaries	\$	3,077,551.56
Payroll Taxes	\$	226,271.94
Employee Benefits	\$	403,598.40
Employee Travel	\$	22,500.00
Professional Fees	\$	412,725.00
Contracted Partners	\$	166,719.54
Business Related Insurance	\$	41,322.82
Conferences, Meeting & Trainings	\$	19,860.00
Occupancy Expenses	\$	455,950.00
IT	\$	183,550.00
Agency Vehicle Expenses	\$	5,400.00
Equipment Expenses	\$	12,500.00
Supplies	\$	24,000.00
Printing	\$	6,000.00
Staff, Volunteer & Donor Appreciation	\$	6,000.00
Postage	\$	2,000.00
Publications and Subscriptions	\$	1,000.00
Event, Advertising And Promotion Expense	\$	56,500.00
Client Assistance	\$	491,350.00
Interest	\$	75,750.00
Non-Operating Expenses	\$	71,700.00
In Kind Expenses	\$	57,000.00
Depreciation & Amortization Expenses	\$	446,050.00
Total Expenses	\$	6,265,299.26
Increase(Decrease) in Net Assets	\$	28,227.62

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

FINANCIAL STATEMENTS

for the year ended June 30, 2022

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

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Langdon & Company ^{LLP}
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
The Family Violence Prevention Center, Inc. dba Interact

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of The Family Violence Prevention Center, Inc. dba Interact (the "Agency"), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Agency as of June 30, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As described in Note 1 to the consolidated financial statements, the Organization adopted ASU 2020-07, *Presentation and Disclosure by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958)*. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

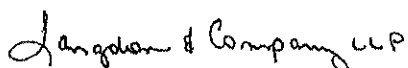
Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Report on Summarized Comparative Information

We have previously audited the Organization's 2021 financial statements, and we expressed an unmodified opinion on those audited financial statements in our report dated December 6, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

J. Angolan & Company LLP

Garner, North Carolina
December 6, 2022

June 30, 2022
Comparative totals as of June 30, 2021

ASSETS

LIABILITIES AND NET ASSETS

	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
ASSETS				
Current liabilities:				
Accounts payable and accrued liabilities	\$ 2,496,288	\$ 2,127,515	\$ 315	\$ 315
Security deposits	779,122	990,813	12	12
Deferred revenue			11	11
Current maturities of obligation under capital lease	265,539	310,053	26	26
Current maturities of long term debt	26,157	20,775	27	27
Refundable advance - NCCFW	28,160	64,413		
Total current liabilities	<u>3,595,266</u>	<u>3,513,569</u>	<u>63</u>	<u>63</u>
Long-term liabilities:				
Obligation under capital lease, less current maturities	1,741,736	1,741,736	6	6
Long-term debt, less current maturities	7,674,379	7,685,749		
and unamortized debt issuance costs	1,422,792	1,353,608	<u>2,50</u>	<u>2,50</u>
Total long-term liabilities	128,437	128,437	<u>2,56</u>	<u>2,56</u>
Total liabilities	<u>11,046,506</u>	<u>10,988,692</u>	<u>3,20</u>	<u>3,20</u>
Net assets:	<u>3,825,433</u>	<u>3,408,149</u>		
Without donor restrictions:	<u>7,221,073</u>	<u>7,580,543</u>		
Undesignated			4,89	4,89
Designated by the board for operating reserve			<u>2,00</u>	<u>2,00</u>
			6,89	6,89
With donor restrictions:				
Purpose restricted	422,053	317,954	34	34
Time restricted	<u>422,053</u>	<u>317,954</u>	<u>79</u>	<u>79</u>
Total net assets			<u>1,14</u>	<u>1,14</u>
			<u>8,03</u>	<u>8,03</u>
Total liabilities and net assets	<u>\$ 11,238,392</u>	<u>\$ 11,412,066</u>	<u>\$ 11,238</u>	<u>\$ 11,238</u>

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

STATEMENT OF ACTIVITIES

for the year ended June 30, 2022
with comparative totals for June 30, 2021

	2022			2021
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>	<u>Total</u>
Public support and revenue:				
Public support:				
Grants	\$ 246,314	\$ 3,296,589	\$ 3,542,903	\$ 4,251,485
Contributions	1,110,926	490,900	1,601,826	1,352,376
Fund raising event	1,393	-	1,393	608
In-kind contributions	59,492	-	59,492	45,519
Total public support	<u>1,418,125</u>	<u>3,787,489</u>	<u>5,205,614</u>	<u>5,649,988</u>
Revenue:				
Program services income	62,150	-	62,150	72,550
Pass It On	187,210	-	187,210	91,135
Rental income	186,187	-	186,187	180,224
Other	31,615	-	31,615	-
Total revenue	<u>467,162</u>	<u>-</u>	<u>467,162</u>	<u>343,909</u>
Net assets released from restrictions	<u>3,689,878</u>	<u>(3,689,878)</u>	<u>-</u>	<u>-</u>
Total public support and revenue	<u>5,575,165</u>	<u>97,611</u>	<u>5,672,776</u>	<u>5,993,897</u>
Expenses:				
Program services:				
Shelter	2,045,088	-	2,045,088	2,079,902
Crisis intervention	930,265	-	930,265	884,067
Solace center	477,707	-	477,707	560,508
Community education	374,679	-	374,679	458,977
Personal and economic empowerment	1,054,937	-	1,054,937	1,046,027
Total program services	<u>4,882,676</u>	<u>-</u>	<u>4,882,676</u>	<u>5,029,481</u>
Supporting services:				
Collaborative partners	40,714	-	40,714	40,575
Development	240,552	-	240,552	287,262
Pass It On	12,146	-	12,146	10,269
Management and general	310,458	-	310,458	386,278
Total supporting services	<u>603,870</u>	<u>-</u>	<u>603,870</u>	<u>724,384</u>
Total expenses	<u>5,486,546</u>	<u>-</u>	<u>5,486,546</u>	<u>5,753,865</u>
Change in net assets	88,619	97,611	186,230	240,032
Net assets at the beginning of the year	<u>6,806,084</u>	<u>1,043,206</u>	<u>7,849,290</u>	<u>7,609,258</u>
Net assets at the end of the year	<u>\$ 6,894,703</u>	<u>\$ 1,140,817</u>	<u>\$ 8,035,520</u>	<u>\$ 7,849,290</u>

*The accompanying notes are an integral
part of the financial statements.*

for the year ended June 30, 2022
with comparative totals for 2021

2022

Program Services										Supporting Services				
Personal &														
Shelter	Crisis Intervention	Solace Center	Community Education	Economic Empowerment	Total	Collaborative Partners	Development	Pass It On	Management and General	Total				
\$ 817,574	\$ 449,994	\$ 209,653	\$ 177,541	\$ 477,561	\$ 2,132,323	\$ -	\$ 88,355	\$ 6,068	\$ 132,533	\$ 226,956				
83,950	78,733	23,268	23,625	47,941	257,517	-	13,636	865	20,453	34,954				
57,811	33,700	15,370	13,094	35,606	155,581	-	6,765	463	10,148	17,376				
59,955	49,167	29,347	28,199	79,925	246,593	-	70,735	1,481	70,103	142,319				
18,157	-	-	-	115,961	134,118	-	-	-	-	-				
18,527	3,018	5,675	1,404	4,071	32,695	328	342	60	514	1,244				
8,884	42,354	3,497	3,213	5,869	63,817	665	842	151	1,262	2,920				
15,133	2,763	858	724	9,317	28,795	-	394	25	592	1,011				
224,290	65,432	54,343	39,989	60,838	444,892	12,993	5,343	1,748	8,015	28,099				
76,859	26,181	12,967	10,649	36,176	162,832	1,852	3,984	248	5,977	12,061				
9,437	788	544	2,281	837	13,887	-	17,305	10	11,677	28,992				
2,766	3,176	415	56	2,006	8,419	-	1,109	2	1,663	2,774				
15,685	8,139	3,204	2,547	8,700	38,275	-	1,950	-	2,831	4,781				
477,816	63,932	41,467	1,235	63,772	648,222	-	673	42	1,009	1,724				
22,349	14,499	9,366	8,682	15,082	69,978	2,754	2,028	126	3,043	7,951				
21,752	8,110	9,595	6,254	8,478	54,189	387	18,341	312	27,513	46,553				
114,143	80,279	58,138	55,186	82,797	390,543	21,735	8,750	545	13,125	44,155				
\$ 2,045,088	\$ 930,265	\$ 477,707	\$ 374,679	\$ 1,054,937	\$ 4,882,676	\$ 40,714	\$ 240,552	\$ 12,146	\$ 310,458	\$ 603,870				

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THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

STATEMENT OF CASH FLOWS

for the year ended June 30, 2022
with comparative totals for June 30, 2021

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
Cash received from grantors and contributors	\$ 5,219,937	\$ 5,407,210
Cash received from program services and other operations	426,503	332,373
Cash paid to suppliers and employees	(4,901,435)	(5,277,659)
Proceeds from NCCFW refundable advance	-	98,191
Interest paid	(65,040)	(77,065)
Net cash provided by operating activities	<u>679,965</u>	<u>483,050</u>
Cash flows from investing activities:		
Purchase of property and equipment	<u>(48,826)</u>	<u>(224,482)</u>
Net cash used in investing activities	<u>(48,826)</u>	<u>(224,482)</u>
Cash flows from financing activities:		
Principal payments of capital lease obligation	(22,362)	(19,189)
Principal payments of long-term debt	<u>(240,004)</u>	<u>(214,603)</u>
Net cash used in financing activities	<u>(262,366)</u>	<u>(233,792)</u>
Net increase in cash	368,773	24,776
Cash at beginning of year	<u>2,127,515</u>	<u>2,102,739</u>
Cash at end of year	<u><u>\$ 2,496,288</u></u>	<u><u>\$ 2,127,515</u></u>

*The accompanying notes are an integral
part of the financial statements.*

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

1. OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The Family Violence Prevention Center, Inc. dba Interact (the "Agency") is a charitable organization located in and serving Wake County, Raleigh, North Carolina. It was incorporated in 1978. The Agency provides safety, support, and awareness to survivors, victims, and families of domestic violence and sexual assault/rape by providing services including residential shelter, counseling, crisis responders, court advocacy, 24-hour crisis hot lines, youth education, and training. The Agency also operates two thrift shops, Pass It On and Pass It On Too, which generate income to support the Agency.

Basis of Presentation

The accompanying financial statements are presented in accordance with the accrual basis of accounting whereby revenue is recognized when earned and expenses are recognized when incurred.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Agency considers cash in the bank and all cash held on hand and highly liquid short-term investments with an original maturity of three months or less to be cash and cash equivalents. The Agency maintains its cash accounts with various financial institutions, which at times, exceed federally insured limits. The Agency has not experienced any losses in such accounts.

Pledges, Contributions and Grants Receivable

Pledges, contributions and grants receivable consist of unconditional promises to give and are stated at their unpaid balances, less an allowance for doubtful accounts. The allowance is based on prior experience, donor history and management's best estimate, which may affect the ability to collect. It is the Agency's policy to charge off uncollectible accounts receivable when management determines the receivable will not be collected.

Inventory

The Agency values its inventory at fair market value, using the first-in, first-out method. Inventory consists primarily of used clothing.

Property and Equipment

Purchased and donated property and equipment are stated at cost and estimated fair market value, respectively, and are depreciated on the straight-line basis over the estimated useful lives and/or lease term of the various assets. The estimated useful lives of the building and building improvements and furniture and equipment, vehicles and software are summarized as follows:

Building and building improvements	10 to 40 years
Furniture and equipment	4 to 15 years
Vehicle	7 years
Software	3 years

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

1. OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Revenue Recognition

Contributions and Grants

Contributions, grants, and Federal and State awards received by the Agency are recorded as support with donor restrictions or support without donor restrictions, depending on the existence and/or nature of any donor/grantor restrictions. Contributions that are restricted by the donor are reported as increases in net assets with donor restrictions.

Conditional promises to give – that is, those with a measurable performance or other barrier and a right of return – are recognized when the conditions on which they depend are substantially met. Unconditional promises to give due in the next year are recorded at their net realizable value. Unconditional promises to give due in subsequent years are reported at the present value of their net realizable value using a risk adjusted discount rate. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. For the year ended June 30, 2022 and 2021, respectively, the Agency received 29% of its funding through the U.S. Department of Justice. A significant reduction in the level of this support may have an adverse effect on the Agency's programs and activities. As of June 30, 2022 and 2021, the Agency's grant commitments that are conditional upon incurring allowable expenditures in the agreement are approximately \$1,136,798 and \$1,806,025, respectively.

Donated Assets and Services

During 2021, the Organization adopted Accounting Standards Update 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958), which increases the transparency of contributed nonfinancial assets for not-for-profit entities through enhancements to presentation and disclosure. The adoption of this standard related to the Organization's donated materials, services, and property income in the accompanying consolidated statement of activities. Analysis of various provisions of this standard resulted in no significant changes in the way the Organization presents contributed nonfinancial assets on the accompanying consolidated statement of activities, and therefore, no reclassification of prior year contributed nonfinancial assets amounts were required on a retrospective basis. The contributed nonfinancial asset disclosures have been enhanced in accordance with this standard.

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

1. OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition (Continued)

Donated Assets and Service (Continued)

The Organization received the following donated assets and services for the year ending June 30:

	<u>2022</u>	<u>2021</u>
Clothing, materials, and supplies	\$ 48,466	\$ 45,519
Property and equipment	11,026	-
	<u>59,492</u>	<u>45,519</u>

Donations of clothing, materials, and supplies are either monetized or utilized by the Organization. Donated clothing, materials, and supplies, when utilized, are used in the Organization's programs and are valued by researching the price of similar items. Donated clothing, materials, and supplies utilized in the thrift store are valued using the historical sales of similar inventory.

Donated property and equipment are utilized by the Organization for their programs and are valued through appraisals or purchase cost.

The Organization recognizes the fair value of contributed labor and services received if such services a) create or enhance a nonfinancial asset or b) require specialized skills that are provided by individuals possessing those skills and would typically need to be purchased if not contributed. Contributed labor is valued based on the average volunteer hourly rate in the state of North Carolina and are utilized for use in the Organization's programs. Contributed services are valued based on the current rates for similar services. Contributed services are used for the Organization's programs.

Donations of marketable securities are monetized promptly upon receipt.

The Organization receives services from a large number of volunteers who give significant amounts of their time to the Organization's programs, but which do not meet the criteria for financial statement recognition.

Revenue from Contracts with Customers

Revenue from contracts with customers is disaggregated by type on the Statement of Activities for the year ended June 30, 2022 and 2021.

Program Services Income

The Agency recognized program service revenue over time as performance obligations are met for related benefit. The performance obligations consist of providing nursing services for clients who have experienced rape or assault including the collection of forensic evidence that can be used to prosecute rape cases.

Pass It On

The Agency operates two thrift store locations. For performance obligations related to thrift store sales, control transfers to the customer at a point in time. Payment for these goods is due at the time the good is provided, and the Agency transfers control and records revenue at that time.

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

1. OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition (Continued)

Because the majority of the Agency's performance obligations relate to contracts with a duration of less than one year, the Agency has elected to apply the optional exemption and is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied as the end of the reporting period.

Functional Classification of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the Statement of Activities. The Statement of Functional Expenses presents the natural classification detail of expenses by function. The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied.

Most expenses are directly coded to programs using specific identification. Allocated expenses include professional fees, insurance, occupancy, printing and publications, in-kind and interest, which are allocated on time spent or relative benefit.

Income Taxes

The Agency is exempt from income taxes under Internal Revenue Code Section 501(c)(3) on its exempt function income and is classified by the IRS as a publicly supported organization. There was no unrelated business income tax liability for the years ended June 30, 2022 and 2021.

The Agency evaluates any uncertain tax positions. Accordingly, the Agency's policy is to record a liability for any tax position taken that is beneficial to the Agency, including any related interest and penalties, when it is more likely than not the position of management with respect to a transaction or class of transactions will be overturned by a taxing authority upon examination. Management believes there are no such positions as of June 30, 2022 or 2021.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Accordingly, actual results could differ from those estimates.

Debt Issuance Costs

Deferred loan costs are amortized over the terms of the related financing using the effective interest method and are presented as a reduction of the carrying amount of the debt. Amortization of the debt issuance costs is reported in the statement of functional expenses as interest expense.

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

1. OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Schedule of Expenditures of Federal Awards

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Agency and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. The Agency has elected not to use the 10 percent de minimus indirect cost rate allowed under the Uniform Guidance.

Comparative Totals

The financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Agency's financial statements for the year ended June 30, 2021, from which the summarized information was derived.

2. LIQUIDITY AND AVAILABILITY

The Agency's working capital and cash flows vary throughout the year due to timing of cash receipts for fees for services provided and grants. The Agency is supported by significant restricted contributions and grants. Because a donor's restriction requires resources to be used in a particular manner or in a future period, the Agency must maintain sufficient resources to meet those responsibilities to its donors. Thus, financial assets may not be available for general expenditure within one year. As part of the Agency's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. The board designates a portion of any operating surplus to its operating reserve, which was \$2,000,000 as of June 30, 2022 and 2021. This is a fund established by the governing board that may be drawn upon in the event of an immediate liquidity need.

The Agency manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged. In addition, to help manage unanticipated liquidity needs and as discussed in more detail in Note 6, the Agency maintains a \$175,000 line of credit, of which \$175,000 remained available on June 30, 2022 and 2021.

The following reflects the Agency's financial assets as of the statement of financial position date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statement of financial position date. Amounts not available include amounts with donor restrictions for time or purpose as well as the board designated operating reserve that could be drawn upon if the governing board approves that action.

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

2. LIQUIDITY AND AVAILABILITY (Continued)

	<u>2022</u>	<u>2021</u>
Financial assets at year-end:		
Cash and cash equivalents	\$2,496,288	\$2,127,515
Grants and contracts receivable	779,122	990,813
Contributions receivable	265,539	310,053
	<u>3,540,949</u>	<u>3,428,381</u>
Less amounts not available to be used within one year:		
Donor-restricted for time	(432,798)	(317,954)
Donor-restricted for purpose	(343,825)	(380,256)
Designated by the Board for the operating reserve	(2,000,000)	(2,000,000)
	<u>(2,776,623)</u>	<u>(2,698,210)</u>
Financial assets available to meet general expenditures within one year	<u>\$ 764,326</u>	<u>\$ 730,171</u>

3. GRANTS AND CONTRIBUTIONS RECEIVABLE

Grants, contracts, and contributions receivable at June 30, 2022 and 2021 are summarized as follows:

	<u>2022</u>	<u>2021</u>
Receivables in less than one year:		
Grants and contracts receivable in less than one year	\$ 779,122	\$ 990,813
Contributions receivable in less than one year	265,539	310,053
Total receivables in less than one year	<u>\$1,044,661</u>	<u>\$1,300,866</u>
Receivables in one to five years:		
Contributions receivable in greater than one year	\$ 432,798	\$ 327,751
Less discounts to net present value (average discount rate of 2.92% and 1.89% for the years ended June 30, 2022 and 2021, respectively)	10,745	9,797
Total receivables in one to five years	<u>\$ 422,053</u>	<u>\$ 317,954</u>

Approximately 25% and 47% of grants and contracts receivable was due from one grantor for the years ended June 30, 2022 and 2021, respectively.

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

4. LEASING TRANSACTIONS

As Lessee:

The Agency leases equipment under a capital lease agreement with payments extending through 2025. The assets and liabilities under capital leases are recorded at the lower of the present value of the minimum lease payments or the fair value of the assets. The assets are amortized over the lesser of the related lease term or the estimated useful life. Amortization of the assets under capital lease was \$27,039 and \$22,026 for the years ended June 30, 2022 and 2021, respectively. Equipment held under the capital leases and the related accumulated amortization at June 30, 2022 and 2021 is as follows:

	<u>2022</u>	<u>2021</u>
Equipment	\$ 134,972	\$ 134,972
Less accumulated amortization	<u>56,283</u>	<u>29,244</u>
	<u><u>\$ 78,689</u></u>	<u><u>\$ 105,728</u></u>

The Agency leases space for one of its thrift stores on a month-to-month basis. In addition to the monthly rental payment, the Agency is responsible for certain utilities. Lease payments amounted to \$30,000 for each of the years ended June 30, 2022 and 2021.

The present values of future minimum capital lease payments relating to the equipment are as follows:

<u>Year ending June 30,</u>	
2023	37,980
2024	37,980
2025	<u>34,818</u>
Total minimum lease payments	110,778
Less amount representing interest	<u>22,067</u>
Present value of net minimum capital lease payments	88,711
Less current maturities	<u>26,065</u>
Obligation under capital lease less current maturities	<u><u>\$ 62,646</u></u>

As Lessor:

The Agency leases space to collaborative partners. Terms of the lease agreement include base rental plus a proportionate share of certain other expenses, including utilities, taxes, and certain maintenance expenses.

At June 30, 2022, minimum future rentals to be received are as follows:

<u>Year ending June 30,</u>	
2023	\$ 71,601
2024	<u>3,958</u>
	<u><u>\$ 75,559</u></u>

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

4. LEASING TRANSACTIONS (Continued)

The rental property assets, which are included in property and equipment in the accompanying statement of financial position, are summarized as follows:

Land	\$ 1,741,736	\$ 1,741,736
Building and improvements	<u>7,929,439</u>	<u>7,929,439</u>
	9,671,175	9,671,175
Less accumulated depreciation	<u>2,860,000</u>	<u>2,601,028</u>
	<u>\$ 6,811,175</u>	<u>\$ 7,070,147</u>

5. DEFINED CONTRIBUTION PLAN

The Agency sponsors a defined contribution plan, covering all eligible employees. The Agency may choose to match a certain percentage, determined annually, of employee pre-tax contributions not to exceed four percent of compensation. The plan is available to all employees meeting minimum age and service requirements. The Agency made employer contributions of \$9,127 for the year ended June 30, 2022.

6. LINE OF CREDIT

At June 30, 2022, the Agency has available a working capital line of credit in the amount of \$175,000. The line is secured by a deed of trust on land and real property, security agreement and assignment of rents and leases. Interest is payable monthly on all outstanding balances at a rate of One-Month Libor plus 2% with a floor of 3% (3.79%) at June 30, 2022 and One-Month LIBOR plus 2.5% (2.68%) at June 30, 2021. Principal and accrued interest is due on October 21, 2023. There was no outstanding balance at June 30, 2022 and 2021, respectively.

7. LONG-TERM DEBT

Long-term debt is summarized as follows:

	<u>2022</u>	<u>2021</u>
Noninterest bearing note payable with all unpaid principal due August 1, 2039; collateralized by a deed of trust on the shelter and land.		
Face amount	\$ 600,000	\$ 600,000
Less unamortized discount based on imputed interest rate of 1.498%	<u>(145,395)</u>	<u>(152,619)</u>
	454,605	447,381

**THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT**

NOTES TO FINANCIAL STATEMENTS

7. LONG-TERM DEBT (Continued)

	<u>2022</u>	<u>2021</u>
On October 21, 2010, the Wake County Industrial Facilities and Pollution Control Financing Authority ("Authority") issued a tax-exempt Special Purpose Project Revenue Bond (Interact Project) Series 2010 (the Bond), in the aggregate principal of \$4,718,000. The Bond was issued pursuant to a Bond Purchase and Loan Agreement (Agreement), dated October 1, 2010, between the Authority, the Purchaser of the bond, and the Agency. The proceeds thereof were simultaneously loaned under a promissory note to the Agency to refinance existing long-term debt. The Promissory Note is pledged and assigned to the Purchaser as security for the bond. The Promissory Note bore interest at 68% of the One-Month LIBOR Rate plus 1.3% through December 31, 2017. Effective January 1, 2018, the interest rate was adjusted to 83% of the One-Month LIBOR Rate plus 1.5935%. (3.61% at June 30, 2020). Effective September 14, 2020, the interest rate was adjusted to a fixed rate of 2.19%. The Note is payable in varying monthly installments of interest and principal through October, 2030. The Bond may be redeemed in whole with 180 day written notice occurring on or after October 21, 2020, on which date the Bond and promissory note shall be due and payable in full. On September 14, 2020, the Agency entered into an amended Guarantee and Loan Agreement, the term was extended with a final payment of all unpaid amounts due October 21, 2030. Should the bond be redeemed and the Agency does not provide sufficient funds to redeem the Bond in full, the holder of the bond is required to lend the Agency an amount equal to the outstanding principal amount under a Reimbursement Note. The Reimbursement Note will bear interest of Prime, plus 2%, with a minimum rate of 6% and will be due on demand. All obligations payable under the Promissory Note and Reimbursement Note are secured by a deed of trust on land and real property, security agreement and assignment of rents and leases.		
	<u>2,368,819</u>	<u>2,608,823</u>
Total maturities	2,823,424	3,056,204
Less current maturities	272,075	264,163
Less unamortized debt issuance costs	46,744	52,410
	<u>\$ 2,504,605</u>	<u>\$ 2,739,631</u>

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

7. LONG-TERM DEBT (Continued)

Future maturities of long-term debt at June 30, 2022 are summarized as follows:

<u>Year ending June 30,</u>	
2023	272,075
2024	255,000
2025	265,002
2026	274,165
Thereafter	1,757,182
	<u>\$ 2,823,424</u>

There are numerous restrictive covenants related to the obligations. Among other covenants, there are requirements regarding Cash Flow Coverage Ratio and Indebtedness to Tangible Net Worth Ratio. Also, certain financial information must be supplied to the Authority and the Purchaser of the bond on a timely basis.

8. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at June 30, 2022 and 2021 are available for the following purposes or the following periods:

	<u>2022</u>	<u>2021</u>
Restricted for time	\$ 796,992	\$ 662,950
Restricted for purpose:		
Direct services	198,430	224,499
NCHFA Supporting Housing Program	145,395	155,757
	<u>343,825</u>	<u>380,256</u>
	<u>\$1,140,817</u>	<u>\$1,043,206</u>

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by the donors as follows for the years ended June 30, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Subject to the passage of time	\$ 344,149	\$ 345,769
Subject to expenditure for specified purpose:		
Direct services	3,260,367	3,879,598
Shelter	75,000	35,394
NCHFA Supporting Housing Program	10,362	7,962
	<u>3,345,729</u>	<u>3,922,954</u>
	<u>\$3,689,878</u>	<u>\$4,268,723</u>

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT

NOTES TO FINANCIAL STATEMENTS

9. GOVERNING BOARD DESIGNATIONS

The Agency's governing board has designated, from net assets without donor restrictions, \$2,000,000 for an operating reserve as June 30, 2022 and 2021.

10. CONTINGENCIES

The Agency receives grant funds from federal and nonfederal agencies. Such funds are subject to final approval by the grantor agencies and deficiencies, if any, are the responsibility of the Agency.

COVID-19 Contingency

The COVID-19 pandemic, whose effects first became known in January 2020, is having a broad and negative impact on commerce and financial markets around the world. The United States and global markets experienced significant declines in value resulting from uncertainty caused by the pandemic. The Agency is closely monitoring its liquidity and is actively working to minimize the impact of these declines. The extent of the impact of COVID-19 on the Agency's operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and its impact on the Agency's employees and vendors, all of which at present, cannot be determined. Accordingly, the extent to which COVID-19 may impact the Agency's financial position and changes in net assets and cash flows is uncertain and the accompanying financial statements include no adjustments relating to the effects of this pandemic.

11. SUBSEQUENT EVENTS

Management has evaluated subsequent events through December 6, 2022, the date which the financial statements are available for issue.

**THE FAMILY VIOLENCE PREVENTION CENTER, INC.
dba INTERACT**

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

for the year ended June 30, 2022

<u>Federal/State Grantor/Pass Through Grantor/Program</u>	<u>Federal CFDA Number</u>	<u>Pass Through Grantor's Identifying Number</u>	<u>Expenditures</u>
Federal Awards:			
<u>U.S. Department of Justice</u>			
Crime Victim Assistance			
Passed through N.C. Department of Public Safety			
Governor's Crime Commission - SANE	16.575	PROJ014427	\$ 119,025
Governor's Crime Commission - Basic Services	16.575	PROJ013372	574,216
Governor's Crime Commission - Family Justice Center	16.575	PROJ014347	615,434
Governor's Crime Commission - Court Programming	16.575	PROJ013373	109,197
			<u>1,417,872</u>
Sexual Assault Services Formula Program			
Passed through N.C. Coalition Against Sexual Assault			
Governor's Crime Commission - Sexual Assault Service Provider	16.017	PROJ014504	32,957
Improving Criminal Justice Responses Program			
Office of Violence Against Women - Family Justice Center	16.590	N/A	111,671
<u>U.S. Department of Homeland Security</u>			
Emergency Food and Shelter Program	97.024	N/A	37,604
Emergency Food and Shelter Program - CARES	97.024	N/A	14,329
			<u>51,933</u>
<u>U.S. Department of Health and Human Services</u>			
Passed through N.C. Department of Health and Human Services			
Family Violence Prevention Grant	93.671	FVPSA	10,968
Family Violence Prevention Grant	93.671	FVPSA-MOVE	27,351
			<u>38,319</u>
<u>U.S. Department of Housing and Urban Development</u>			
Passed through N.C. Department of Health and Human Services			
Emergency Solutions Grant	14.231	#00041816	38,898
Emergency Solutions Grant	14.231	#00043634	32,496
Emergency Solutions Grant - COVID-19	14.231	#00041428	150,569
			<u>221,963</u>
Passed through City of Raleigh			
Emergency Solutions Grant - COVID-19	14.231	E-20-MW-37-009	564,923
Emergency Solutions Grant - COVID-19	14.231	#968465088	19,787
Hotels 2 Housing - Cares	21.027	SLT-0606	45,000
Community Development Block Grant	14.218	B-20-MW-37-0009	147,440
			<u>777,150</u>
Passed through Wake County of North Carolina			
Emergency Solutions Grant - COVID 19	14.231	EC7707	10,179
TOTAL FEDERAL AWARDS			<u>\$ 2,662,044</u>

*The accompanying notes are an integral
part of the financial statements.*



Langdon & Company ^{LLP}
Certified Public Accountants

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors of
The Family Violence Prevention Center, Inc. dba Interact

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of The Family Prevention Center, Inc. dba Interact (the "Agency"), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 6, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

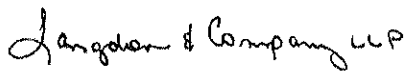
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Garner, North Carolina
December 6, 2022



Langdon & Company LLP
Certified Public Accountants

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND
ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Directors of
The Family Violence Prevention Center, Inc. dba Interact

Report on Compliance for the Major Federal Program

Opinion on Each Major Federal Program

We have audited The Family Violence Prevention Center, Inc. dba Interact's (the "Agency") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended June 30, 2022. The Agency's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Agency's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Agency's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Agency's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Agency's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Agency's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Agency's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Langston & Company LLP

Garner, North Carolina
December 6, 2022

THE FAMILY VIOLENCE PREVENTION CENTER, INC
dba INTERACT

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
for the year ended June 30, 2022

A. SUMMARY OF AUDITOR'S RESULTS

1. The auditor's report expresses an unmodified opinion on whether the financial statements of the Family Violence Prevention Center, Inc. dba Interact (the "Agency") were prepared in accordance with accounting principles generally accepted in the United States (U.S. GAAP).
2. No significant deficiencies disclosed during the audit of the c financial statements are reported in the Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*.
3. No instances of noncompliance material to the financial statements of the Organization, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.
4. No significant deficiencies in internal control over major federal award programs are reported in the Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance.
5. The auditor's report on compliance for the major federal award program expresses an unmodified opinion on the major federal program.
6. Audit findings that are required to be reported in accordance with 2 CFR section 200.516(a) are reported in this Schedule.
7. The program tested as a major program is:

U.S. Department of Housing and Urban Development – CFDA #14.231
8. The threshold used for distinguishing Type A and B programs was \$750,000.
9. The Agency qualified as a low-risk auditee.

B. FINDINGS – FINANCIAL STATEMENT AUDIT

None

C. FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARD PROGRAMS AUDIT

None

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$2,496,288		Balance of loans on vehicles and equipment	\$88,711
Value of marketable stocks and bonds			Balance of loans on real estate	\$2,776,680
Value of vehicles & equipment	\$1,630,391		Balance of other loans	\$0
Value of real estate	\$5,590,682		Cost of other liabilities (itemize)	\$325,743
Value of other assets	1521031		(Deferred Revenue)	\$11,738
			TOTAL LIABILITIES	\$3,202,872
TOTAL ASSETS	\$11,238,392		NET WORTH	\$8,035,520



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Holly Springs Interfaith Alliance (HSIA)

Mailing address: _____

Current Presiding Officer: Sandy Byrne

Mailing address: 108 Presley Snow Ct., Holly Springs, NC 27540

Telephone: 919-274-1527

Fax: _____

E-Mail: sandybyrne@oasischurchnc.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: 11/18/20

Agency 501 C-3 Number: 85-3954525

Or, Federal Tax ID Number: _____

Amount and Type of Town funds requested: \$ 500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

The mission of the HSIA, which is comprised of the different faith communities within Holly Springs, NC, is to work together towards unity, love, and acceptance for the betterment of all people in the community by providing a platform rooted in service, leadership, education, and sharing.

Using each of our unique faiths to promote a united understanding, appreciation, and love amongst the community's diverse population that recognizes the divine worth of all people. We recognize and affirm our differences.

Providing opportunities for community members to serve together towards common goals, such as:

- Standing firm against discrimination, racism, and division within the community
- Working closely with Local Government and Community Organizations to ensure the safety and livelihood of community members
- Leading programs to foster service in the community
- Committing to eliminate poverty, hunger, and homelessness
- Honoring each other's religious festivities, whenever possible, and sharing together in an effort to learn and build relationships

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

HSIA is specifically seeking grant funds to aid in multiple opportunities throughout the year. Funding will help with:

- * Printing of educational information to hand out at events (ex: Holly Fest)
- * Supplies for some events that include Town service opportunities (ex: Road Cleanup, Greenway cleanup)
- * Social Media assistance to help us become more known for greater impact
- * The purchase of a 10x10 pop up tent for events (ex: IFF)
- * Block Party supplies for serving in-need neighborhoods (ex: Block Party at Maple Ridge Apartments) (
- * Continued projects that represent HSIA and it's purpose including displays (ex: world map display @ Town events)
- * Continued projects that encourage engagement with community.
- * Administrative needs (ex: office supplies)
- * Rental fees (ex: shelter for Prayer in the Park)

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Not receiving the grant will adversely impact HSIA in a way that limits and stifles our community engagement. While HSIA will always attempt to be present when we see fit, offering tangible resources and educational information will always be the goal.
Without the additional funding, we will be limited in regards to quality speakers, service opportunities (cases of water, groceries, clothing and other resources for in-need families), printing and creation of educational resources...all of these reduces our impact of connecting to and unifying our community.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☐ Town of Holly Springs	\$ _____	Amount	_____ % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☒ Grants	\$ 500	Amount	60 % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☒ Other Private Funding	\$ 400	Amount	40 % of Annual Budget
☐ Fundraisers	\$ _____	Amount	_____ % of Annual Budget

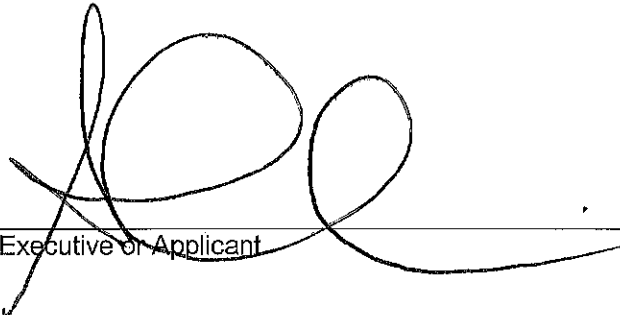
- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.



Signature of Executive or Applicant

02/14/2023

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☐ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization.

Town of Holly Springs Grant Program Basic Financial Statement Information

[illegible]



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: Kiwanis Club of Holly Springs

Mailing address: PO Box 384, Holly Springs, NC 27540

Current Presiding Officer: JARED CLARK

Mailing address: 7208 GB ALFORD HWY HOLLY SPRINGS NC 27540

Telephone: 919-917-2096 Fax: _____ E-Mail: jaredc1973@gmail.com

(Check one)

Legal Status: ☒ Private non-profit corporation ☐ Unincorporated civic group ☐ Other (Please describe below)

Date Organization Formed or Chartered: 06/04/2002

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 42-1548594

Amount and Type of Town funds requested: \$ 2500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

Dictionary Project: Each school year, the Kiwanis Club of Holly Springs has joined with its Kiwanis Division in raising and investing funds, and distributing dictionaries to 3rd Graders in area Wake County Elementary Schools – over 2,000 where distributed to Holly Springs area students in the 2021-2022 school year. The dictionary, a special-issue for youngsters, is a 500 plus-page paperback book featuring commonly used words, in addition to maps of the seven continents, information about the 50 states, biographies of U.S. Presidents, text of the Declaration of Independence and U.S. Constitution, a table of weights and measures and more.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

Requested funds will be used along with the club's funds to purchase the dictionaries for delivery to local Holly Springs area elementary schools. Funds are needed this year to make up a shortfall as a result of the unfortunate loss of Kiwanis Division sponsorship funds. The Kiwanis Club of Holly Springs endeavors to continue the project in our community despite the loss until and if such sponsorship funds are secured in the future.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Each student receives a book to which they eagerly add their name on the “ ...belongs to...” page. If the project is not continued, it will be a huge disappointment to the students and teachers who have written thank you letters about how they are using the book to improve writing, and to learn new words, Roman numerals, sign language, information about states and presidents, and much more. One student wrote: “ ...I grab it ” and “ I feel smart because I ’ m not using Google. ”

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☐ Town of Holly Springs	\$ _____	Amount	_____ % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ _____	Amount	_____ % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☒ Other Private Funding	\$ <u>1750</u>	Amount	<u>20</u> % of Annual Budget
☒ Fundraisers	\$ <u>6000</u>	Amount	<u>80</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

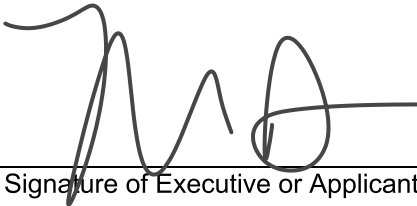
N/A

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.



Signature of Executive or Applicant

03/03/2023

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.

Kiwanis Club of Holly Springs

Statement of Financial Position

As of March 2023

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
Fidelity-Kiwanis Club		\$12,233.85
		0.00
Total Bank Accounts		\$12,233.85
Total Current Assets		\$12,233.85
TOTAL ASSETS		\$12,233.85
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Total Equity		\$12,233.85
TOTAL LIABILITIES AND EQUITY		\$12,233.85

Kiwanis Club of Holly Springs Financial Statement

	2023
Income	USD
Events and Fundraising	\$5,032
Membership Fees	\$1,788
Other <i>(specify)</i>	
Total Income	\$6,820

Expenses	USD
Programmatic Activities	0
<i>List each activity</i>	
Other	
Total Expenses	0



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: YMCA of the Triangle Area (for the Kraft Family Y)

Mailing address: 801 Corporate Center Dr., Suite 200; Raleigh, NC 27607

Current Presiding Officer: Bruce Ham

Mailing address: 801 Corporate Center Dr., Suite 200; Raleigh, NC 27607

Telephone: 919-719-9622 Fax: 919-719-9634 E-Mail: grants@ymcatriangle.org

(Check one)

Legal Status: ☒ Private non-profit corporation ☐ Unincorporated civic group ☐ Other (Please describe below)

Date Organization Formed or Chartered: 1911

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 56-0591307

Amount and Type of Town funds requested: \$ 2500.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. (Please limit your response using only the space provided below)

Camp Excel (formerly Camp High Hopes) Kindergarten Readiness Camp is the YMCA's summer camp school-readiness program for preschool students from low-income environments, many of whom have not had any preschool experience and are second language learners. Holly Springs preschoolers are served by Camp Excel through the Kraft Family Y. Kindergarten Readiness Camp serves 4 & 5-year-olds through direct learning in a preschool-type setting, buoying their school readiness skills in literacy and numeracy. Certified teachers provide literacy instruction using the Letterland curriculum, the same curriculum used by WCPSS. In addition, Camp Excel Kindergarten Readiness Camp provides families in need with access to quality childcare with age-appropriate recreational activities, healthy meals, and activities that build self-confidence. Children learn and practice routines and expectations to help them be successful in Kindergarten. Many of the participants are second language learners and Kindergarten Readiness Camp provides a rich environment of English language learning -- greetings, Morning Meetings, songs, chants, games, stories, play -- thus boosting both receptive and expressive English language skills. Both academic skill development and social-emotional learning help our students build strong foundations and confidence to ensure they start kindergarten ready to learn. We are requesting \$1000 for supplies and materials for the Camp Excel Kindergarten Readiness Camp through the Kraft Family Y.

Camp G.R.A.C.E., a developmentally appropriate summer day camp for children with autism and Pervasive Developmental Disorder, helps build social skills and provides much-needed respite and childcare for families. Camp G.R.A.C.E. (Growth, Recognition, Achievement, Character, and Encouragement) incorporates therapeutic ideals from many disciplines: therapeutic recreation, TEACCH, Applied Behavioral Analysis, Verbal Behavior, and Sensory Integration. Camp G.R.A.C.E. serves Holly Springs youth for eight weeks of summer at the Kraft Family Y. Camp G.R.A.C.E. is staff-intensive and, therefore, more costly to run than traditional summer day camp (staff:camper ratio 1:2-3, versus 1:10 for traditional day camp). The cost of serving a child for a week of Camp G.R.A.C.E. is \$486. The Y's Annual Campaign and grants subsidize a portion of Camp to reduce costs for all and provide financial assistance on a sliding need-based scale. As these families already have extraordinary expenses to meet the needs of their children, this financial assistance is essential. In line with our Mission, the Y is committed to ensure the Y and its programs are accessible to all. The Kraft YMCA is the only provider of day camp for children with autism in the Holly Springs, Apex, and Fuquay-Varina area. This application requests \$1500 for Camp G.R.A.C.E. at the Kraft Family Y.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

\$1,000 will purchase supplies and materials for the Holly Springs area Kindergarten Readiness Camp: circle time carpet, rest mats, math and science center activities and manipulatives, literacy activities, music center, puzzles, large floor puzzles, as well as consumable supplies. These materials will support PreK students for 8 weeks of summer day camp for this summer and years to come. The reusable materials will be stored at the Kraft Family Y to be reused each summer. \$1500 will fund a portion of Holly Springs area Camp G.R.A.C.E., subsidizing camp costs to ensure Camp G.R.A.C.E. is accessible and affordable for all.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Piaget, Dr. Maria Montessori, and Mr. Rogers all said, "Play is the work of childhood." We need materials for preschool children to use and manipulate as they play and learn independently and socially. The circle carpet, for example, has designated spaces to help children learn the concepts of personal spaces (and identify letters & numbers where they sit). Hands-on games and activities help with letter identification, number recognition, counting, sequencing, and problem-solving. Though we have funds allotted for program staff, rent, and transportation, the Kraft Y is in need of funds to purchase these materials.

It costs \$486 to serve one camper for one week at Camp G.R.A.C.E. This high cost is due to the low staff to camper ratio required to meet the needs of Camp G.R.A.C.E. campers. As a result, philanthropic support, including grants, is essential to reduce costs to these campers' families. Without this support, the cost of camp may be out of reach for many families. Camp G.R.A.C.E. is the only day camp serving Holly Springs children with autism and pervasive developmental disorder. These funds ensure that Camp G.R.A.C.E. remains accessible to all Holly Springs youth who can benefit from Camp G.R.A.C.E.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>2,500</u>	Amount	<u> </u> % of Annual Budget
☒ United Way	\$ <u>4,000</u>	Amount	<u> </u> % of Annual Budget
☐ Wake County	\$ <u> </u>	Amount	<u> </u> % of Annual Budget
☒ Foundations	\$ <u>1,130,521</u>	Amount	<u>1.3</u> % of Annual Budget
☒ Federal	\$ <u>4,272,798</u>	Amount	<u>5</u> % of Annual Budget
☒ Grants	\$ <u>1,667,533</u>	Amount	<u>2</u> % of Annual Budget
☐ State of N.C.	\$ <u> </u>	Amount	<u> </u> % of Annual Budget
☐ Other Private Funding	\$ <u> </u>	Amount	<u> </u> % of Annual Budget
☒ Fundraisers	\$ <u>23,379,665</u>	Amount	<u>27</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

The YMCA received \$2500 of funding from the Town of Holly Springs last year. These funds went to purchase supplies for Camp High Hopes Kindergarten Readiness Camp through the Kraft Family Y. Hands-on games and activities helped with letter identification, number recognition, counting, sequencing, and problem-solving for 21 PreK students during 8 weeks of summer 2022 and these supplies will continue to support campers in summers to come.

The above financial information represents the YMCA of the Triangle Association as a whole (7 counties, 19 branches). Further, the above information was in large part based on the 2021 audit. The YMCA of the Triangle changed our fiscal year end in 2022 moving it forward three months to 12/31. So, the next Audit and Single Audit reports will be for the year ending 12/31/2022. We do not yet have the 12/31/2022 audit report but expect it to be issued in April 2023.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

3/23/2023

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☐ **Completed application**
- ☐ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☐ **Attachment 3** - Excel spreadsheet financial statement for your organization.



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248367569
Mar. 19, 2013 LTR 4168C E0
56-0591307 000000 00
00016754
BODC: TE

THE YOUNG MENS CHRISTIAN
ASSOCIATION OF THE TRIANGLE AREA
% MARY FRAZIER
801 CORPORATE CTR DR STE 200
RALEIGH NC 27607-5243



004630

Employer Identification Number: 56-0591307
Person to Contact: MRS. BLACK
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 08, 2013, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in MAY 1956.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0248367569
Mar. 19, 2013 LTR 4168C E0
56-0591307 000000 00
00016755

THE YOUNG MENS CHRISTIAN
ASSOCIATION OF THE TRIANGLE AREA
% MARY FRAZIER
801 CORPORATE CTR DR STE 200
RALEIGH NC 27607-5243

If you have any questions, please call us at the telephone number
shown in the heading of this letter.

Sincerely yours,



Richard McKee, Department Manager
Accounts Management Operations

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.

COMPLIANCE REPORT

As of and for the Year Ended September 30, 2021

And Reports of Independent Auditor

THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.
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**Report of Independent Auditor on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements Performed in
Accordance with *Government Auditing Standards***

To the Board of Directors
The Young Men's Christian Association of the Triangle Area, Inc.
Raleigh, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of The Young Men's Christian Association of the Triangle Area, Inc. (the "Association") (a nonprofit Association) which comprise the statement of financial position as of September 30, 2021, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements and have issued our report thereon dated January 31, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered the Association's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Association's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Association's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Association's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherny Bekaert LLP

Raleigh, North Carolina
January 31, 2022

Report of Independent Auditor on Compliance for Each Major Federal Program and on Internal Control over Compliance in Accordance with the Uniform Guidance

To the Board of Directors
The Young Men's Christian Association of the Triangle Area, Inc.
Raleigh, North Carolina

Report on Compliance for Each Major Federal Program

We have audited The Young Men's Christian Association of the Triangle Area, Inc.'s (the "Association") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Association's major federal programs for the year ended September 30, 2021. The Association's major federal programs are identified in the *summary of auditor's results* section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Association's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Association's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Association's compliance.

Opinion on Each Major Federal Program

In our opinion, the Association complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs identified in the *summary of auditor's results* section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2021.

Report on Internal Control over Compliance

Management of the Association is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Association's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the consolidated financial statements of Association as of and for the year ended June 30, 2021, and have issued our report thereon dated January 31, 2022, which contained an unmodified opinion on those consolidated financial statements. Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Cheryl Bekaert LLP

Raleigh, North Carolina
January 31, 2022

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2021

Section I – Summary of Auditor's Results

Financial Statements

Type of auditor's report issued as to whether the financial statements are presented in accordance with U.S. GAAP:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes _____ ☒ no
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ yes _____ ☒ none reported
- Noncompliance material to financial statements noted? _____ yes _____ ☒ no

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? _____ yes _____ ☒ no
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ yes _____ ☒ none reported
- Noncompliance material to federal awards noted? _____ yes _____ ☒ no

Type of auditor's report issued on compliance for major federal programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with the OMB Uniform Guidance?

_____ yes _____ ☒ no

Identification of major federal programs:

Assistance Listing Number

21.019

Program Name

Coronavirus Relief Fund

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

YEAR ENDED SEPTEMBER 30, 2021

Section I – Summary of Auditor's Results (continued)

Dollar threshold used to distinguish between Type
A and Type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

_____ yes X no

Section II – Financial Statement Findings

None.

Section III – Federal Award Findings and Questioned Costs

None.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2021

None.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2021

Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	State/Pass-Through Grantor's Number	Federal (Direct & Pass-through) Expenditure	Pass-through to Subrecipients
U.S. Department of Agriculture				
Child and Adult Care Food Program	10.558	None	\$ 35,551	\$ -
U.S. Department of Treasury				
<i>Passed through Office of State Budget and Management</i>				
<i>NC Pandemic Recovery Office</i>				
Coronavirus Relief Funds	21.019	None	14,937,936	12,203,728
<i>Passed through Wake County:</i>				
Coronavirus Relief Funds	21.019	None	1,102,025	-
<i>Passed through North Carolina Department of Commerce:</i>				
Coronavirus Relief Funds	21.019	None	290,000	-
<i>Passed through Chatham County:</i>				
Coronavirus Relief Funds	21.019	None	58,156	-
Total U.S. Department of Treasury			<u>16,388,117</u>	<u>12,203,728</u>
U.S. Department of Health and Human Services				
Strengthening Public Health Systems and Services through				
National Partnerships to Improve and Protect the				
Nation's Health	93.421	None	52,858	-
TOTAL FEDERAL AWARDS			<u>16,476,526</u>	<u>12,203,728</u>
TOTAL ASSISTANCE			<u>\$ 16,476,526</u>	<u>\$ 12,203,728</u>

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2021

Note 1—Basis of presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal activity of the Young Men's Christian Association of the Triangle Area, Inc. (the "Association") under programs of the federal government for the year ended September 30, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Association, it is not intended to, and does not, present the financial position, changes in net assets, functional expenses, or cash flows of the Association.

Note 2—Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3—Indirect costs

During the year ended September 30, 2021, the Association has elected not to use the 10% de minimis cost rate for charging indirect costs to the grants.

Note 4—Coronavirus Relief Fund awards

The Association was awarded \$19,850,000 of funding for the Coronavirus Relief Fund program. As of September 30, 2021, the Association has approximately \$2,219,000 of unexpended Coronavirus Relief Fund.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE TRIANGLE AREA, INC.
AND DEVELOPMENT COMPANY**

**CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

As of and for the Years Ended September 30, 2021 and 2020

And Report of Independent Auditor

OFFICERS

Farad Ali
Chief Volunteer Officer

Peter Williams
Immediate Past
Chief Volunteer Officer

Amy Baker
Vice President

Deana Labriola
Secretary

Hamilton Sloan
Treasurer

T.J. Barringer
Assistant Secretary

PROFESSIONAL ADMINISTRATIVE STAFF

Douglas W. McMillan
Chief Executive Officer

W. Tracy Howe
Chief Operating Officer

Brian Keel
Interim Chief Financial Officer

Tony Campione
Chief Experience Officer

Bruce Ham
Chief Development Officer

Lisa Humphreys
Chief Strategy Officer

Dr. Lisa Scott
Chief Diversity, Equity,
and Inclusion Officer

**THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
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Report of Independent Auditor

To the Board of Directors
The Young Men's Christian Association of the Triangle Area, Inc. and Development Company
Raleigh, North Carolina

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of The Young Men's Christian Association of the Triangle Area, Inc. (a North Carolina nonprofit organization) and Development Company (collectively referred to as the "Association"), which comprise the consolidated statements of financial position as of September 30, 2021 and 2020, and the related consolidated statements of activities and changes in net assets, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"); this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Association as of September 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with U.S. GAAP.

Emphasis of Matter

Accounting Standards Update

As noted in Note 1 to the consolidated financial statements, the Association adopted Financial Accounting Standards Board Accounting Standards Update 2014-09, *Revenue from Contracts with Customers (Topic 606)*. The adoption of this standard did not have any impact on Association's reported historical revenue and previously stated net assets. Our opinion is not modified with respect to this matter.

Other Matters

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2022 on our consideration of the Association's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Association's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Association's internal controls over financial reporting and compliance.

Chemy Bekaert LLP

Raleigh, North Carolina
January 31, 2022

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

SEPTEMBER 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
ASSETS		
Cash and cash equivalents	\$ 31,770,096	\$ 25,980,344
Accounts receivable	5,199,436	1,747,890
Pledges receivable, net (Note 2)	4,242,136	6,553,743
Investments, at fair value (Note 3)	28,670,065	10,789,203
Prepaid expenses	1,959,924	2,056,766
Land, buildings, and equipment, net (Note 5)	161,419,283	166,943,195
Land held for resale	747,465	103,605
Net investment in lease (Note 20)	17,694,727	18,312,220
Other assets	2,357,774	1,535,527
Total Assets	<u><u>\$ 254,060,906</u></u>	<u><u>\$ 234,022,493</u></u>
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable and accrued expenses	\$ 6,532,219	\$ 5,033,420
Deferred revenue (Note 20)	15,776,463	12,384,605
Lease prepayments	17,694,727	18,312,220
Agency funds payable	2,987,255	10,881,273
Line of credit (Note 7)	3,455,313	3,432,236
Capital leases payable	-	31,237
Notes payable (Notes 8 and 9)	17,847,062	10,306,409
Bond loans payable (Note 8)	44,812,560	49,486,246
Obligations under interest rate swaps and collars (Note 10)	1,368,810	3,251,638
Total Liabilities	<u>110,474,409</u>	<u>113,119,284</u>
Net Assets:		
Without Donor Restrictions:		
Undesignated	90,132,849	93,489,217
Board designated	27,008,639	7,445,163
	<u>117,141,488</u>	<u>100,934,380</u>
With donor restrictions (Note 11)	26,445,009	19,968,829
Total Net Assets	<u>143,586,497</u>	<u>120,903,209</u>
Total Liabilities and Net Assets	<u><u>\$ 254,060,906</u></u>	<u><u>\$ 234,022,493</u></u>

The accompanying notes to the consolidated financial statements are an integral part of these statements. 3

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

YEAR ENDED SEPTEMBER 30, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Revenue:			
Program and camping fees	\$ 34,147,756	\$ -	\$ 34,147,756
Membership dues and joining fees	18,760,268	-	18,760,268
In-kind contributions	1,637,585	2,541,951	4,179,536
United Way	4,000	-	4,000
Contributions	21,742,080	4,899,814	26,641,894
Grants	7,070,851	-	7,070,851
Loss on disposal of fixed assets	(149,562)	-	(149,562)
Investment return, net	276,646	2,484,957	2,761,603
Other income, net	2,099,029	-	2,099,029
	85,588,653	9,926,722	95,515,375
Net assets released from donor restrictions (Note 11)	3,450,542	(3,450,542)	-
Total Public Support and Revenue	89,039,195	6,476,180	95,515,375
Expenses:			
Program services	59,975,975	-	59,975,975
Administrative services	12,114,813	-	12,114,813
Fundraising	2,624,127	-	2,624,127
Total Expenses	74,714,915	-	74,714,915
Change in net assets before change in interest rate swaps	14,324,280	6,476,180	20,800,460
Change in market value of interest rate swaps (Note 10)	1,882,828	-	1,882,828
Change in net assets	16,207,108	6,476,180	22,683,288
Net assets, beginning of year	100,934,380	19,968,829	120,903,209
Net assets, end of year	\$ 117,141,488	\$ 26,445,009	\$ 143,586,497

The accompanying notes to the consolidated financial statements are an integral part of this statement.

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**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

YEAR ENDED SEPTEMBER 30, 2020

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Revenue:			
Program and camping fees	\$ 19,175,447	\$ -	\$ 19,175,447
Membership dues and joining fees	24,819,656	-	24,819,656
In-kind contributions	8,731,741	-	8,731,741
United Way	91,591	-	91,591
Contributions	10,673,141	4,227,349	14,900,490
Grants	3,476,225	-	3,476,225
Gain on disposal of fixed assets	310,727	-	310,727
Investment return, net	455,071	855,316	1,310,387
Other income, net	1,065,520	267,074	1,332,594
	68,799,119	5,349,739	74,148,858
Net assets released from donor restrictions (Note 11)	5,790,034	(5,790,034)	-
Total Public Support and Revenue	74,589,153	(440,295)	74,148,858
Expenses:			
Program services	54,087,812	-	54,087,812
Administrative services	11,364,979	-	11,364,979
Fundraising	2,699,646	-	2,699,646
Total Expenses	68,152,437	-	68,152,437
Change in net assets before change in interest rate swaps and collars	6,436,716	(440,295)	5,996,421
Change in market value of interest rate swaps and collars (Note 10)	(2,362,846)	-	(2,362,846)
Change in net assets	4,073,870	(440,295)	3,633,575
Net assets, beginning of year	96,860,510	20,409,124	117,269,634
Net assets, end of year	\$ 100,934,380	\$ 19,968,829	\$ 120,903,209

The accompanying notes to the consolidated financial statements are an integral part of this statement.

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THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND DEVELOPMENT COMPANY
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED SEPTEMBER 30, 2021

	Program Services						
	Youth Programs	Adult Programs	Resident Camps	Total Programs	Administrative Services	Fundraising	Total
Salaries	\$ 13,561,442	\$ 7,730,626	\$ 3,892,742	\$ 25,184,810	\$ 4,634,976	\$ 1,502,962	\$ 31,322,748
Employee benefits	1,846,229	1,289,591	627,209	3,763,029	1,037,212	364,816	5,165,057
Payroll taxes	1,051,867	595,092	296,619	1,943,578	294,718	104,160	2,342,456
Total Payroll	16,459,538	9,615,309	4,816,570	30,891,417	5,966,906	1,971,938	38,830,261
Professional fees and contracts	718,233	519,690	1,007,652	2,245,575	1,602,453	213,536	4,061,564
Supplies	1,900,774	771,552	664,718	3,337,044	138,404	9,612	3,485,060
Telephone	452,698	253,887	125,868	832,453	157,482	30,173	1,020,108
Postage	2,229	192	4,672	7,093	19,899	1,740	28,732
Occupancy	4,256,829	4,184,225	1,189,439	9,630,493	282,702	34,767	9,947,962
Equipment lease and maintenance	66,478	97,842	237,112	401,432	85,173	4,788	491,393
Promotion and printing	6,665	12,473	748	19,886	263,599	214,441	497,926
Travel	314,758	22,950	173,927	511,635	26,954	7,754	546,343
Conferences and meetings	34,311	38,436	67,446	140,193	55,942	2,437	198,572
Food	273,500	296,179	1,393,394	1,963,073	17,032	11,798	1,991,903
Dues	9,858	7,141	14,678	31,677	587,974	16,470	636,121
Insurance	279,641	416,972	800,623	1,497,236	54,140	18,933	1,570,309
Interest	563,968	313,316	150,391	1,027,675	576,626	37,598	1,641,899
Miscellaneous	35,525	28,544	9,473	73,542	1,241,797	4,360	1,319,699
Total Other Expenses	8,915,467	6,963,399	5,840,141	21,719,007	5,110,177	608,407	27,437,591
Total expenses before depreciation	25,375,005	16,578,708	10,656,711	52,610,424	11,077,083	2,580,345	66,267,852
Depreciation	1,991,335	3,819,734	1,554,482	7,365,551	1,037,730	43,782	8,447,063
Total Expenses	\$ 27,366,340	\$ 20,398,442	\$ 12,211,193	\$ 59,975,975	\$ 12,114,813	\$ 2,624,127	\$ 74,714,915

The accompanying notes to the consolidated financial statements are an integral part of this statement.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND DEVELOPMENT COMPANY
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED SEPTEMBER 30, 2020

	Program Services						
	Youth Programs	Adult Programs	Resident Camps	Total Programs	Administrative Services	Fundraising	Total
Salaries	\$ 14,200,041	\$ 6,673,637	\$ 2,714,780	\$ 23,588,458	\$ 4,554,016	\$ 1,566,157	\$ 29,708,631
Employee benefits	2,169,352	1,004,322	546,735	3,720,409	900,808	291,222	4,912,439
Payroll taxes	1,117,295	525,593	211,099	1,853,987	316,915	120,775	2,291,677
Total Payroll	17,486,688	8,203,552	3,472,614	29,162,854	5,771,739	1,978,154	36,912,747
Professional fees and contracts	818,225	505,909	613,786	1,937,920	1,797,852	158,882	3,894,654
Supplies	1,921,566	453,841	196,340	2,571,747	217,488	16,139	2,805,374
Telephone	431,966	240,684	124,800	797,450	147,747	28,170	973,367
Postage	120	35	5	160	99,735	2,350	102,245
Occupancy	4,418,762	2,252,246	889,387	7,560,395	161,689	15,637	7,737,721
Equipment lease and maintenance	65,426	52,013	251,857	369,296	46,161	11,911	427,368
Promotion and printing	7,676	21,709	751	30,136	321,546	282,632	634,314
Travel	295,689	29,586	86,448	411,723	43,651	10,763	466,137
Conferences and meetings	14,934	29,771	27,662	72,367	180,913	2,767	256,047
Food	413,814	161,986	286,097	861,897	98,545	51,982	1,012,424
Dues	16,914	11,547	17,159	45,620	564,367	10,139	620,126
Insurance	386,930	191,866	808,947	1,387,743	45,959	15,924	1,449,626
Interest	689,014	382,786	183,737	1,255,537	647,204	45,934	1,948,675
Miscellaneous	65,292	45,546	16,697	127,535	106,740	7,033	241,308
Total Other Expenses	9,546,328	4,379,525	3,503,673	17,429,526	4,479,597	660,263	22,569,386
Total expenses before depreciation	27,033,016	12,583,077	6,976,287	46,592,380	10,251,336	2,638,417	59,482,133
Depreciation	3,039,826	2,891,832	1,563,774	7,495,432	1,113,643	61,229	8,670,304
Total Expenses	\$ 30,072,842	\$ 15,474,909	\$ 8,540,061	\$ 54,087,812	\$ 11,364,979	\$ 2,699,646	\$ 68,152,437

The accompanying notes to the consolidated financial statements are an integral part of this statement.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
CONSOLIDATED STATEMENTS OF CASH FLOWS

YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
Cash flows from operating activities:		
Change in net assets	\$ 22,683,288	\$ 3,633,575
Adjustments to reconcile change in net assets to net cash flows from operating activities:		
Depreciation	8,447,063	8,670,304
Amortization of debt issuance costs included in interest expense	84,765	64,213
Amortization of investment in lease	617,493	375,636
Unrealized loss (gain) on charitable trusts	15,274	(4,791)
Unrealized losses (gains) on investments	(1,096,379)	(651,458)
Gain on disposal of investments	(1,152,054)	-
Loss (gain) on disposal of fixed assets	149,562	(310,727)
Change in swaps and collars	(1,882,828)	2,362,846
Contributions received for capital campaign	(2,312,808)	(5,517,428)
Noncash land and building in-kind contributions	(3,785,000)	(8,600,044)
Net changes in operating assets and liabilities:		
Accounts receivable	(3,451,546)	3,672,843
Pledges receivable	2,311,607	1,080,980
Prepaid expenses	96,842	535,782
Other assets	(837,521)	1,996,614
Accounts payable and accrued expenses	1,498,799	(2,880,305)
Agency funds payable	(7,894,018)	10,188,891
Deferred revenue	3,391,858	(863,957)
Lease prepayments	(617,493)	(375,636)
Net cash flows from operating activities	<u>16,266,904</u>	<u>13,377,338</u>
Cash flows from investing activities:		
Additions to land, buildings, and equipment	(3,716,573)	(9,399,209)
Proceeds from sale of land, buildings, and equipment	3,785,000	200,305
Proceeds from sale of land held for sale	-	560,784
Purchase of investments	(30,554,147)	(2,790,209)
Proceeds from sale of investments	14,921,718	2,959,739
Net cash flows from investing activities	<u>(15,564,002)</u>	<u>(8,468,590)</u>

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)

YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
Cash flows from financing activities:		
Net proceeds on line of credit	\$ (3,452,003)	\$ 51,608
Principal payments on capitalized lease financing	(31,237)	(52,094)
Borrowing on note payable	9,119,692	-
Principal payments on notes payable	(1,607,934)	(5,995,008)
Borrowing on long-term obligations	3,455,313	-
Principal payments on bond loans payable	(4,709,789)	(4,476,552)
Payments of debt issuance costs	-	(55,704)
Contributions restricted for capital campaign	2,312,808	5,517,428
Net cash flows from financing activities	<u>5,086,850</u>	<u>(5,010,322)</u>
Net change in cash and cash equivalents	5,789,752	(101,574)
Cash and cash equivalents, beginning of year	25,980,344	26,081,918
Cash and cash equivalents, end of year	<u>\$ 31,770,096</u>	<u>\$ 25,980,344</u>
Supplemental information:		
Interest paid	<u>\$ 1,473,520</u>	<u>\$ 1,582,882</u>
Noncash investing and financing activities:		
Land and building (Northwest Cary) acquired through bond payable	<u>\$ -</u>	<u>\$ 19,125,000</u>
Land and building (Northwest Cary) acquired through line of credit	<u>\$ -</u>	<u>\$ 3,400,395</u>
Donation of land and building (Northwest Cary)	<u>\$ -</u>	<u>\$ 2,049,244</u>
Donation of land and building (East Triangle)	<u>\$ -</u>	<u>\$ 6,550,800</u>
Donation of land and building (Clarendon Street)	<u>\$ 630,000</u>	<u>\$ -</u>
Donation of land and building (Wilkerson Avenue)	<u>\$ 630,000</u>	<u>\$ -</u>
Donation of land and building (Falls of Neuse)	<u>\$ 2,525,000</u>	<u>\$ -</u>

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND DEVELOPMENT COMPANY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 1—Nature of activities and summary accounting policies

Mission and Nature of Activities – The Young Men's Christian Association of the Triangle Area, Inc. and development company (the "YMCA") is an association of volunteers, members, and staff incorporated in 1911 for the purpose of putting Christian principles into practice through programs that build healthy spirit, mind, and body for all. The Association is comprised of 15 branches, three resident camps, and administrative offices. Members and participants primarily come from Wake, Durham, Orange, Johnston, Lee, Pamlico, Chatham, and surrounding counties.

SER Development I, Inc. (the "Organization") is an organization incorporated on February 16, 2018. It was formed for the exclusive purpose of holding the title to a parcel of real property located at 1436 Rock Quarry Road, Raleigh, North Carolina, collecting income therefrom, and turning over the entire amount thereof, less expenses to the YMCA.

The transactions of the Association and the Organization (collectively referred to as the "Association") have been consolidated in these statements in accordance with Accounting Standards Codification ("ASC") 958-810. All intercompany balances and transactions have been eliminated.

Basis of Accounting – The Association's consolidated financial statements are prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables, and other liabilities.

Basis of Presentation – Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Association and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets without donor restrictions are not subject to donor-imposed stipulations. All net assets without donor restrictions, including board designated funds, may be used by the Association for general operations as determined by management or the Board of Directors.

Net Assets With Donor Restrictions – Net assets with donor restrictions result from contributions whose use is limited by donor-imposed stipulations that neither expire by passage of time nor are otherwise removed by the Association's actions.

Estimates – The preparation of the consolidated financial statements in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Tax Exempt Status – The YMCA is a not-for-profit organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code ("IRC"). It has been classified as an organization that is not a private foundation under Section 509(a)(2) of the IRC and qualifies for the 50% of adjusted gross income charitable contributions deduction for individual donors. The Financial Accounting Standards Board ("FASB") ASC 740, *Income Taxes*, requires the YMCA to estimate the likelihood that a potential income tax liability, including penalties and interest, exists for any income tax position taken on a return that has a more likely than not chance that the position would fail under a federal or state revenue audit. This estimated liability is known as an uncertain tax position. The YMCA has evaluated their income tax positions and has determined they have no uncertain tax positions that should be accounted for under ASC 740. The YMCA is not currently under examination by the Internal Revenue Service ("IRS") or the state of North Carolina.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 1—Nature of activities and summary accounting policies (continued)

Tax Exempt Status – The Organization is a not-for-profit organization exempt from federal income taxes under Section 501(c)(2) of the IRC. It has been classified as an organization that is organized for the exclusive purpose of holding title to property, collecting income therefrom, and turning over the entire amount thereof, less expenses, to an organization which itself is exempt under IRC 501(a). The Organization has evaluated their income tax positions and has determined that they have no uncertain tax positions that should be accounted for under ASC 740. The Organization is not currently under examination by the IRS or the state of North Carolina.

Cash and Cash Equivalents – For purposes of the consolidated statements of cash flows, cash and cash equivalents represent cash in bank demand accounts and short-term highly liquid investments with original maturities of three months or less.

Accounts Receivable – Accounts receivables are generally uncollateralized client obligations net of allowances for uncollectible accounts. Based upon a periodic review of receivables, accounts deemed uncollectible are charged back against the accounts receivable balance with the corresponding revenue account being reduced. Management believes all accounts receivables are collectible and there was no allowance for uncollectible accounts as of September 30, 2021 and 2020.

Pledges Receivable – Pledges or contributions made to the Association are recorded as receivables in the year the pledge was made. Donor-restricted pledges or contributions are reported as increases in net assets with donor restrictions. When a restriction has been satisfied, the net assets with donor restrictions are released to net assets without donor restrictions. If a donor imposes a restriction on a contribution and the restrictions are met in the same fiscal year, the Association may report all such contributions as net assets without donor restrictions.

Pledges to give are reported in the statement of financial position net of unamortized discounts and an allowance for uncollectible pledges. Pledges that are expected to be collected in future years are recorded at the present value of estimated future cash flows using a discount rate based on management's assessment of many factors, including when the receivable is expected to be collected, past collection experience, and its policies concerning the enforcement of pledges. Amortization of the discount is recorded as an increase or decrease in contribution revenue. An allowance for uncollectible accounts is determined by management based on past collection history.

Investments – Investments in equity and debt securities are recorded at fair value based on closing market prices or bid quotations in accordance with professional standards. The resulting unrealized gain or loss are reported in investment return, net in the statements of activities and changes in net assets.

Prepaid Expenses – Prepaid expenses consist of routine business expenses paid in advance (primarily insurance and leases).

Land, Buildings, and Equipment – Land, buildings, and equipment that are purchased is valued at historical cost. Depreciation is computed using the straight-line method over the following estimated useful lives:

Land improvements	5 – 40 years
Buildings	1 – 40 years
Vehicles and boats	3 – 10 years
Furnishings and equipment	3 – 44 years

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 1—Nature of activities and summary accounting policies (continued)

Construction in Progress – Amounts represent the accumulated cost of a project that has not yet been placed into service. When the project is complete and placed into service, the cost is removed from this account and recorded as a long-term asset.

Impairment of Land, Buildings, and Equipment – The Association reviews property and equipment for impairment whenever events or changes in circumstances indicate that the carrying value of the property and equipment may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to future net cash flows, undiscounted and without interest, expected to be generated by the asset. If assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the asset. During the years ended September 30, 2021 and 2020, there were no events or changes in circumstances indicating that the carrying amount of the land, building, and equipment may not be recoverable.

Accounting Standards Update – In May 2014, FASB issued ASU 2014-09. The amendments in this update create Topic 606, *Revenue from Contracts with Customers*, and supersedes the revenue recognition requirements in Topic 605, *Revenue Recognition*, including most industry-specific revenue recognition guidance throughout the Industry Topics of the Codification. Subsequently, on June 3, 2020, FASB issued ASU 2020-05, which delayed the effective date by one year, to the calendar year ending December 31, 2020. The standard requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. The updates address the complexity of revenue recognition and provide sufficient information to enable financial statements users to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers. The Association's consolidated financial statements reflect the application of ASC 606 guidance beginning in 2021 as the Association adopted on the modified retrospective option by adopting guidance beginning in 2021. No cumulative-effect adjustment in net assets was recorded because the adoption of ASU 2014-09 did not impact the Association's reported historical revenue and previously stated net assets.

Revenue Recognition from Exchange Transactions – The Association has multiple revenue streams that are accounted for as exchange transactions including membership dues and joining fees, program and camping and related services, and grant revenues.

Because the Association's performance obligations relate to contracts with a duration of less than one year, the Association has elected to apply the optional exemption provided in FASB ASC 606- 10-50-14(a), *Revenue from Contracts with Customers*, and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period.

Membership Dues and Joining Revenue – A significant amount of the Association's revenue is generated from the use of the facilities by its members. The Association bills members on a monthly basis for use of the Association facilities. Revenue is recognized on a pro rata basis over the period covered by the billing which is typically a calendar month. Member dues and other charges billed or collected in advance are deferred and recorded as revenue in the period to which they relate. Joining fees are earned in the month billed to the customer since they are nonrefundable.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 1—Nature of activities and summary accounting policies (continued)

Program and Camping Camp Revenue – The Association offers a variety of programs including family, childcare, day camp, overnight camp, teen, fitness, aquatics, health and wellbeing. Fee-based programs are available to the general public. Program fees for short duration programs, such as aquatics classes, are typically paid in advance at the time of registration. Program fees for longer duration programs, such as fee-based childcare, are usually paid monthly in advance. Cancellation provisions vary by program, but most transactions are cancellable with 30 days notice. Refunds may be available for services not provided. Financial assistance is available to members and program participants.

Grant Revenue – The Association receives grants from corporations, foundations, city, state and federal agencies to provide a variety of program services to the public based on contract requirements, including eligibility, procurement, reimbursement, curriculum, staffing and other requirements. These program services range from childcare after school programs, day camp, family programs, health and welfare related programs. These grants from government agencies are recorded as revenue as earned, which is generally when the related allowable expenditures are incurred over the period the service is provided.

Contribution Revenue – The Association receives contributions to support operating activities, endowments and capital projects. These contributions and grants can be from individuals, foundations, corporations, trusts or government agencies. The Association records contributions receivable, net of allowances for estimated uncollectable amounts, when there is sufficient evidence in the form of verifiable documentation that an unconditional promise was received.

In-kind Contributions – Donations of property, equipment, supplies, space, or materials are recorded as support at their estimated fair value. Such donations are reported as net assets without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the YMCA reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor.

Contributed Assets and Materials –During the years ended September 30, 2021 and 2020, the value of contributed supplies, materials, and space was approximately \$75,100 and \$72,500, respectively.

Donated Property and Equipment – The Association recognized contribution revenue from donated property of \$3,801,951 and \$8,600,044 for the years ended September 30, 2021 and 2020, respectively. Of the donated in-kind contributions, \$2,525,000 and \$-0- for years ended September 30, 2021 and 2020, respectively, were restricted by donor restrictions.

In-Kind Contributions – Contributed services requiring specialized skills, for which the Association would have paid if not donated, were recorded at their fair market value at the time the services were rendered. For the years ended September 30, 2021 and 2020, the value of contributed services meeting the requirements for recognition in the consolidated financial statements was approximately \$256,000 and \$59,200, respectively. The services were primarily medical services for the resident camping programs and architectural services. In addition, many individuals volunteer their time and perform a variety of tasks that assist the YMCA at their various facilities. However, these donated services are not reflected in the consolidated financial statements since they do not meet the criteria for recognition as contributed services.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 1—Nature of activities and summary accounting policies (continued)

Consolidated Statements of Functional Expenses – The costs of providing various programs and other activities have been summarized on a functional basis in the consolidated statements of activities and changes in net assets and consolidated statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The Organization allocates functional expenses based on program delivery. Program expenses directly incurred to support program delivery, as well as indirect costs allocated by applying program expense percentages, are allocated to the program. The Organization captures administrative and fundraising costs through dedicated cost centers assigned to those functions, as well as indirectly by applying program expense percentages.

Agency Funds Payable – The Association considers all cash held in the agency capacity to be restricted cash. The Organization does not have variance power over the cash and has properly recognized the full amount at year-end. The Association had agency funds in the amount of \$2,987,255 and \$10,881,273, respectively, for the years ended September 30, 2021 and 2020. Included in agency fund payable, the Association is holding \$2,219,377 and \$9,925,000 of CARES Act funds for other entities at September 30, 2021 and 2020, respectively.

Concentrations – The Association places its cash and cash equivalents on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation ("FDIC") permanently increased coverage to \$250,000 for substantially all depository accounts. Effective January 1, 2013, all funds in certain noninterest-bearing transaction accounts will be insured in full by the FDIC with coverage to \$250,000. During the year, the Association from time to time may have had amounts on deposit in excess of the insured limits. At September 30, 2021 and 2020, the Association exceeded the federally insured limit by approximately \$16,159,000 and \$23,633,300, respectively. At September 30, 2021 and 2020, 24% and 19% of the Association's rent expense was paid to the Wake County Public School System, respectively.

Advertising – Advertising costs are expensed as incurred and totaled \$331,876 and \$359,819, respectively, for the years ended September 30, 2021 and 2020. The advertising costs are included in promotion and printing on the statement of functional expenses.

Upcoming Accounting Pronouncements – In February 2016, FASB issued ASU 2016-02, *Leases*. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the balance sheet at the date of lease commencement. Leases will be classified as either finance or operating. This distinction will be relevant for the pattern of expense recognition in the income statement. This standard will be effective for the fiscal year ending September 30, 2023. The Association is currently in the process of evaluating the impact of adoption of this ASU on the consolidated financial statements.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 2—Pledges receivable, net

As of September 30, 2021 and 2020, the present value of pledges receivable, net of allowance for uncollectible accounts are due as follows:

	2021	2020
Receivable in less than one year	\$ 3,212,492	\$ 4,750,606
Receivable in one to five years	1,208,715	2,100,602
Receivable in more than five years	932,232	928,949
	5,353,439	7,780,157
Less present value discount	(190,395)	(277,815)
	5,163,044	7,502,342
Less allowance for uncollectible accounts	(920,908)	(948,599)
Pledges receivable, net	<u>\$ 4,242,136</u>	<u>\$ 6,553,743</u>

To reflect the value of its long-term pledges in today's dollars, the Association used a 3% discount rate for the fiscal years ended September 30, 2021 and 2020. The pledges are made, predominately, for branch-specific scholarships and outreach programs, capital improvements, and an endowment for underprivileged children.

Note 3—Investments

Investments reported at fair value consisted of the following as of September 30:

	2021			2020		
	Cost	Fair Value	Carrying Value	Cost	Fair Value	Carrying Value
Equity funds	\$ 24,759,218	\$ 26,014,565	\$ 26,014,565	\$ 6,423,642	\$ 7,928,389	\$ 7,928,389
Bond funds	2,582,033	2,641,030	2,641,030	2,815,481	2,868,517	2,868,517
	<u>\$ 27,341,251</u>	<u>\$ 28,655,595</u>	<u>\$ 28,655,595</u>	<u>\$ 9,239,123</u>	<u>\$ 10,796,906</u>	<u>\$ 10,796,906</u>

Fair value is determined by market quotations at year-end. At September 30, 2021 and 2020, investment income includes realized gains on the sale of securities in the amount of \$1,152,054, and \$428,424, respectively. At September 30, 2021 and 2020, the Association's investment in partnerships increased in value by \$22,173 and decreased in value by \$201, respectively. At September 30, 2021 and 2020, the net reported basis value of all K-1s received is \$14,470 and (\$7,703), respectively.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 4—Fair value measurements

The Association applies U.S. GAAP for fair value measurements of financial assets that are recognized or disclosed at fair value in the consolidated financial statements on a recurring basis. U.S. GAAP defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. U.S. GAAP also establishes a framework for measuring fair value and expands disclosures about fair value measurements. The Association applies U.S. GAAP for fair value measurements of financial assets that are recognized or disclosed at fair value in the consolidated financial statements on a recurring basis. U.S. GAAP establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted market prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

Level 1 – Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Association has the ability to access at the measurement date.

Level 2 – Inputs are other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 – Inputs are unobservable inputs for the asset or liability.

The level in the fair value hierarchy, within which a fair measurement in its entirety falls, is based on the lowest level input that is significant to the fair value measurement in its entirety.

The following table presents assets and liabilities that are measured at fair value on a recurring basis at September 30, 2021:

	Fair Value Measurements at September 30, 2021			Total
	(Level 1)	(Level 2)	(Level 3)	
Investments, at fair value:				
Large cap	\$ 17,718,012	\$ -	\$ -	\$ 17,718,012
Mid cap	2,066,778	-	-	2,066,778
Small cap	44,343	-	-	44,343
International	6,185,432	-	-	6,185,432
Fixed income	2,641,030	-	-	2,641,030
Investment in partnerships	-	-	14,470	14,470
Total investments, at fair value	28,655,595	-	14,470	28,670,065
Obligations under the interest rate swaps	-	(1,368,810)	-	(1,368,810)
	<u>\$ 28,655,595</u>	<u>\$ (1,368,810)</u>	<u>\$ 14,470</u>	<u>\$ 27,301,255</u>

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 4—Fair value measurements (continued)

The following table presents assets and liabilities that are measured at fair value on a recurring basis at September 30, 2020:

	Fair Value Measurements at September 30, 2020			Total
	(Level 1)	(Level 2)	(Level 3)	
Investments, at fair value:				
Large cap	\$ 4,631,635	\$ -	\$ -	\$ 4,631,635
Mid cap	902,646	-	-	902,646
Small cap	433,000	-	-	433,000
International	1,691,284	-	-	1,691,284
Alternative mutual funds	269,824	-	-	269,824
Fixed income	2,868,517	-	-	2,868,517
Investment in partnerships	-	-	(7,703)	(7,703)
Total investments, at fair value	10,796,906	-	(7,703)	10,789,203
Obligations under interest rate swaps and collars	-	(3,251,638)	-	(3,251,638)
	<u>\$ 10,796,906</u>	<u>\$ (3,251,638)</u>	<u>\$ (7,703)</u>	<u>\$ 7,537,565</u>

The following is a reconciliation of activity for Level 3 assets measured at September 30, 2021 and 2020, at fair value based on significant unobservable (non-market) information:

	Investment in Partnerships	
	2021	2020
Beginning balance	\$ (7,703)	\$ (7,502)
Realized gain (loss)	22,173	(201)
Ending balance	<u>\$ 14,470</u>	<u>\$ (7,703)</u>

**THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 5—Land, buildings, and equipment

Land, buildings, and equipment and related accumulated depreciation at September 30, 2021 and 2020, consisted of the following:

	2021	2020
Land and land improvements	\$ 49,376,890	\$ 49,660,859
Buildings	171,078,611	171,451,869
Vehicles and boats	5,212,447	5,892,378
Furnishings and equipment	21,048,022	22,240,033
Construction in progress	3,160,432	1,464,735
	<u>249,876,402</u>	<u>250,709,874</u>
Less accumulated depreciation	<u>(88,457,119)</u>	<u>(83,766,679)</u>
	<u><u>\$ 161,419,283</u></u>	<u><u>\$ 166,943,195</u></u>

Depreciation expense for the years ended September 30, 2021 and 2020 was \$8,447,063 and \$8,670,304, respectively.

Note 6—Defined contribution plan

The Association participates in The YMCA Retirement Fund Retirement Plan which is a defined contribution, money purchase, church plan that is intended to satisfy the qualification requirements of Section 401(a) of the IRC of 1986, as amended and The YMCA Retirement Fund Tax-Deferred Savings Plan which is a retirement income account plan as defined in Section 403(b)(9) of the code. Both Plans are sponsored by The Young Men’s Christian Association Retirement Fund (“Fund”). The Fund is a not-for-profit, tax-exempt pension fund incorporated in the state of New York (1922) and is organized and operated for the purpose of providing retirement and other benefits for employees of YMCAs throughout the United States. The plans are operated as church pension plans. Participation is available to all duly organized and reorganized YMCAs and their eligible employees. As a defined contribution plan, the retirement plan and tax-deferred savings plan have no unfunded benefit obligations.

In accordance with the agreement, contributions for the YMCA Retirement Fund Retirement Plan are a percentage of the participating employees’ salary. These amounts are paid by the Association. Contributions charged to retirement costs for fiscal years ended September 30, 2021 and 2020 totaled \$2,765,818 and \$1,683,737, respectively, of which \$-0- was unpaid at year-end for September 30, 2021 and 2020. Contributions to the YMCA Retirement Fund Tax-Deferred Savings Plan are withheld from employees’ salaries and remitted to the Fund. There is no matching employer contribution in this plan.

**THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
DEVELOPMENT COMPANY**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 7—Line of credit

On May 1, 2017, the Association entered into a \$1,000,000 unsecured line of credit with Truist Bank, which was renewed on September 30, 2019 and the available credit limit was increased to \$4,000,000. The Association financed the purchase of the Northwest Cary project using the line of credit. Net of debt issuance costs, the Association owed \$3,432,336 on the line of credit at September 30, 2020. All outstanding principal and accrued interest were due on May 31, 2021 and the line of credit was paid off with the proceeds from the line of credit described below. The Association incurred \$33,886 of debt issuance costs from the Northwest Cary project and amortized \$19,767 and \$14,119 of costs for the years ended September 30, 2021 and 2020, respectively. Debt issuance costs was amortized over the life of the line of credit.

On April 22, 2020, the Association entered into a \$19,000,000 secured line of credit with Truist Bank. The Association pledged the Alexander Family YMCA at 1603 Hillsborough Street as collateral. In June 2021, the available credit was reduced to \$6,000,000 at an interest rate of index rate plus 1.25% per annum and the collateral provision was removed. The Association owed \$3,455,313 on the line of credit at September 30, 2021. All accrued interest and outstanding principal are due when the line of credit matures on June 2, 2023.

Note 8—Debt obligations

Bonds Payable

On May 1, 2017, the Association entered into a Bond Purchase and Loan Agreement with the North Carolina Capital Facilities Finance Agency (the "Agency") in which the Agency committed to make loans to the Association from the proceeds of its Bonds in the principal amounts of \$7,410,000, \$12,725,000 and not to exceed \$22,000,000 for the Series 2017A, Series 2017B, and Series 2017C, respectively. The funds were provided from the proceeds of the Agency's issuance of \$7,410,000 Revenue Refunding Bond (YMCA of the Triangle) Series 2017A (the "2017A Bond"), \$12,725,000 Revenue Refunding Bonds (YMCA of the Triangle) Series 2017B (the "2017B Bond"), and not to exceed \$22,000,000 Revenue Bonds (YMCA of the Triangle) Series 2017C (the "2017C Bond") (collectively referred to as the "2017 Bonds" which were purchased by Truist Bank). The Association used the proceeds of the 2017A Bonds to prepay the 2002 Bonds, the 2017B Bonds to prepay the 2006 Bonds, and the 2017C Bonds to pay or reimburse itself for the costs of certain projects and pay certain expenses incurred in connection with the authorization and issuance of the 2017 Bonds. Management believes the YMCA was in compliance with all covenants at September 30, 2021.

The term of the 2017 Bonds included that interest shall accrue on the outstanding principal amount of each series of the 2017 Bonds and shall initially be calculated at the Adjusted LIBOR Rate applicable to each such series on the basis of actual days elapsed over a 360-day year and shall be payable as provided in the form of the 2017 Bonds. Interest on the outstanding principal amount of the 2017 Bonds shall be payable on the first business day of each month.

On October 1, 2019, the Association entered into a Bond Purchase and Loan Agreement with the Public Finance Authority (the "Authority") in which the Authority committed to make a loan to the Association from the proceeds of its Bonds in the principal amount of \$19,125,000 for the Series 2019 Revenue Bond. The funds were provided from the Authority's issuance of \$19,125,000 Revenue Bond (YMCA of the Triangle – Northwest Cary Project), Series 2019 (the "Bond") which were purchased by Truist Bank. The Association used the proceeds of the Series 2019 Bond to purchase property at 6903 Carpenter Fire Station Road, Cary, North Carolina. Management believes the Association was in compliance with all covenants at September 30, 2021.

**THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND
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Note 8—Debt obligations (continued)

The term of the 2019 Bond included that interest shall accrue on the outstanding principal amount of the Bond and shall initially be calculated at the Adjusted Fed Funds Rate on the basis of actual days elapsed over a 360-day year and shall be payable as provided in the form of the bond. Interest on the outstanding principal amount of the Bond shall be payable on the first business day of each month.

The Association and Truist Bank entered into a Continuing Covenant Agreement which contains the financial covenants applicable to the Association going forward, including a requirement for unrestricted liquidity of not less than \$6,000,000, measured each March 31 and September 30, and a Debt Service Coverage Ratio, tested each September 30 of 1.2 to 1.0. Management calculated the Association’s unrestricted liquidity as of September 30, 2021 was \$34,300,920 and its debt service coverage ratio was 3.49 to 1.0.

Bonds payable consisted of the following at September 30, 2021 and 2020:

	2021	2020
Series 2017A - matures, subject to the right of prior redemption, on May 1, 2022. Interest rate as September 30, 2020 was 1.92%.	\$ 1,390,000	\$ 3,010,000
Series 2017B - matures, subject to the right of prior redemption, on May 1, 2027. Interest rate at September 30, 2020 was 2.21%.	8,345,000	9,520,000
Series 2017C - matures, subject to the right of prior redemption, on May 1, 2032. Interest rate at September 30, 2020 was 2.44%.	17,332,796	18,662,714
Series 2019 (Northwest Cary Project) - matures, subject to the right of prior redemption on October 1, 2044. Interest rate at September 30, 2020 was 2.30%.	18,015,498	18,600,369
Less bond issuance costs	(270,734)	(306,837)
Total bonds payable	<u>\$ 44,812,560</u>	<u>\$ 49,486,246</u>

Notes Payable

On April 12, 2018, the Organization entered into various note payable agreements with CAHEC Sub-CDE XIV, LLC, a North Carolina limited liability company and ST CDE XLVI, LLC, a Georgia limited liability company (collectively referred to as the “Lenders”). The Lenders will fund the notes in the original aggregate principal amount of \$21,000,000 using the New Markets Tax Credit (the “NMTC”) and the Organization intends to develop, construct, equip, and lease the development project for use as a YMCA facility, which will include a wellness center, parking lot, gymnasium, outdoor swimming pool, exercise studios, and other athletic and recreational amenities. The Organization is expected to constitute a “qualified active low-income community business” within the meaning of Section 45D of the Code and the Treasury Regulations and guidance thereunder.

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Note 8—Debt obligations (continued)

The NMTC program was established under IRC Section 45D and is administered through the Community Development Financial Institutions ("CFDI") fund, which is a division of the U.S. Department of Treasury. The CFDI provides authority for Community Development Entities ("CDE") to sell the provided tax credits to qualified investors. The mission of CDEs is to provide capital to low-income communities for eligible projects such as for-profit retail, manufacturing plants, service businesses, and nonprofit businesses. Once the tax credits are received by the CDE, investors, such as local corporations, banks or insurance companies, invest (equity) in the CDE, which in turn allows the CDE to invest in qualifying businesses. This investment made into the CDE is called a qualified equity investment ("QEI") and can be made either as an equity investment or a debt obligation. That investment is typically made with a combination of funds contributed by the investor and loaned by a lender, allowing the investor to take tax credits on the combined amount. The investor receives new market tax credits calculated on that aggregate amount equal to 39% of the QEI and is spread out over 7 years (5% in years 1 to 3 and 6% in years 4 to 7). The investment made by the CDE is typically structured as 7-year, below-market interest rate, interest-only debt obligations. These debt obligations are typically split into two debt obligations, one corresponding to the equity portion of the investment and the second corresponding to the debt obligation portion of the investment. At the end of the 7-year compliance period, there are mechanisms in place that would result in the portion of the debt obligation relating to the equity being forgiven, as the equity investor made its investment in return for the tax credits and is not looking for a return of its equity investment.

Notes payable consisted of the following at September 30:

	<u>2021</u>	<u>2020</u>
Construction loan with Truist Bank for the Southeast Raleigh YMCA branch and school; secured by a double negative pledge on all assets and assignment of rent under lease with the Wake County Board of Education. Interest is payable monthly at LIBOR plus .75%. First payment of up to \$18,530,000 due no later than 12/31/20, with final payment of \$6,170,000 due at 3/31/23. Interest rate at September 30, 2021 was 0.2279%.	\$ 2,627,322	\$ 3,946,267
Term loan agreement with Truist Bank with the proceeds of which was used to pay off a term loan from a different financial institution which financed the termination and payout of a defined benefit plan obligation. The monthly repayment of principal and interest is amortized over 60 months at the one-month LIBOR rate plus 0.68% (rate at September 30, 2021 was 0.825%) continuing up to May 1, 2022.	218,000	545,000
Loan agreement with Miracle League of the Triangle to pay \$150,000 starting October 1, 2014 over ten years in annual installments bearing no interest for the shared use of facilities built by the Miracle League on the Association's property. An imputed present value interest factor of 5% was attributed to the loan and the discounted value of the loan for the structures was capitalized on the books at \$115,826. The amounts shown are net of imputed interest of \$6,811 and \$10,058, respectively.	-	53,189

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SEPTEMBER 30, 2021 AND 2020

Note 8—Debt obligations (continued)

Notes payable consisted of the following at September 30 (continued):

	<u>2021</u>	<u>2020</u>
Loan agreement with CAHEC SUB-CDE XIV, LLC and ST CDE XLVI, LLC for a principal amount of \$21,000,000 to be paid for under the terms of the NMTC.	\$ 5,896,263	\$ 5,785,295
Paycheck Protection Program loan described in Note 9	9,119,692	-
Less debt issuance costs	<u>(14,215)</u>	<u>(23,342)</u>
Total notes payable	<u>\$ 17,847,062</u>	<u>\$ 10,306,409</u>

The following are maturities of bonds and notes payable for each of the next five years and in the aggregate:

	<u>Notes Payable</u>	<u>Bonds Payable</u>	<u>Total</u>
2022	\$ 230,958	\$ 4,585,301	\$ 4,816,259
2023	3,959,873	3,307,597	7,267,470
2024	14,286	3,425,354	3,439,640
2025	-	3,546,707	3,546,707
2026	-	12,792,717	12,792,717
Thereafter	<u>13,656,160</u>	<u>17,425,618</u>	<u>31,081,778</u>
	17,861,277	45,083,294	62,944,571
Less unamortized debt issuance costs	<u>(14,215)</u>	<u>(270,734)</u>	<u>(284,949)</u>
	<u>\$ 17,847,062</u>	<u>\$ 44,812,560</u>	<u>\$ 62,659,622</u>

The Association paid \$55,704 related to the issuance of the bonds for the year ended September 30, 2020, and these costs are being amortized over the life of bond. Unamortized debt issuance costs as of September 30, 2021 and 2020 totaled \$284,949 and \$330,179, respectively. Debt issuance costs are presented in the consolidated statements of financial position as a reduction to the related debt. Interest expense for notes and bonds payable was \$1,473,520 and \$1,582,882 for the years ended September 30, 2021 and 2020, respectively.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 9—Paycheck Protection Program loan

In 2020, the World Health Organization declared the coronavirus "COVID-19" outbreak to be a pandemic. COVID-19 and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets globally, including the geographical areas in which the Association operates.

The Association received a loan under the Paycheck Protection Program ("PPP loan") for an amount of \$9,119,692, which was established under the Cares Act and administered by the Small Business Administration ("SBA"). The application for the PPP loan requires the Association to, in good faith, certify that the current economic uncertainty made the loan request necessary to support the ongoing operation of the Association. The receipt of the funds from the PPP loans and the forgiveness of the PPP loans is dependent on the Association having initially qualified for the PPP loans and qualifying for the forgiveness of such PPP loans based on funds being used for certain expenditures such as payroll costs and rent, as required by the terms of the PPP loans. There is no assurance that the Association's obligation under the PPP loans will be forgiven. If the PPP loans are not forgiven, the Association will need to repay the PPP loans over the applicable repayment period, commencing after the applicable deferral period.

Presently, the SBA and other government communications have indicated that all loans in excess of \$2 million will be subject to audit and that those audits could take up to seven years to complete. If the SBA determines the PPP loan was not properly obtained and/or expenditures supporting forgiveness were not appropriate, the Association would need to repay some or all of the PPP loan and record additional expense which could have a material adverse effect on its business, financial condition and results of operations in a future period.

The Association obligation on the PPP loan as of September 30, 2021 totaled \$9,119,692. The Association applied for forgiveness with the SBA in which November 15, 2021 and the Association is awaiting the SBA response. The Association will recognize the forgiveness of the PPP loan when the SBA approves the forgiveness application.

Note 10—Interest rate swaps

The Association holds derivative financial instruments for the purpose of hedging the risks of certain identifiable and anticipated transactions. In general, the type of risk hedged relates to reducing the impact of changes in interest rates on its bonds. In hedging these transactions, the Association, in the normal course of business, holds both interest rate swaps and interest rate collars. Derivatives are held only for the purpose of hedging such risk, not for speculation.

Interest Rate Swaps – The Association entered into interest rate swap agreements to reduce the impact of changes in interest rates on its variable rate bonds.

On May 1, 2017, the Association entered into three interest rate swap agreements with Truist Bank, having total beginning notional amounts of \$34,030,000. These agreements effectively change the Association's interest rate exposure on all of its of \$7,410,000 (Series 2017A) floating rate note due 2022 to a fixed 1.92%, on its \$12,725,000 (Series 2017B) floating rate note due 2027 to a fixed 2.205%, and \$13,895,000 (Series 2017C) floating rate note due 2032 to a fixed 2.443%. The Association is exposed to credit loss in the event of nonperformance by the other parties to the interest rate swap agreement. However, the Association does not anticipate nonperformance by the counterparty. The interest rate swap agreements mature on May 1, 2022 (Series 2017A), May 1, 2027 (Series 2017B), and May 1, 2030 (Series 2017C). However, the Series 2017 C is cancellable by the Association at any time.

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Note 10—Interest rate swaps (continued)

On July 31, 2018, the Association entered into interest rate swap agreement with Truist Bank, having total beginning notional amounts of \$8,100,000. The agreement effectively changes the Association's interest rate exposure on an additional \$8,100,000 taken out on its Series 2017C Bond which has a floating rate note due 2032 to a fixed 3.0%. The Association is exposed to credit loss in the event of nonperformance by the other parties to the interest rate swap agreement. However, the Association does not anticipate nonperformance by the counterparty. The interest rate swap agreement matured on July 31, 2020 and the interest rate swap was paid off.

On October 3, 2019, the Association entered into an interest rate swap agreement with Truist Bank, having a beginning notional amount of \$19,125,000. This agreement effectively changed the Association's interest exposure on its \$19,125,000 (Series 2019) floating rate note due 2044 to a fixed 2.30%. The Association is exposed to credit loss in the event of nonperformance by the other parties to the interest rate swap agreement. However, the Association does not anticipate nonperformance by the counterparty. The interest rate swap agreement matures on October 3, 2034.

Note 11—Net assets with donor restrictions

Net assets with donor restrictions at September 30, 2021 and 2020 are available for the following purposes or periods:

	2021	2020
Restricted accumulated earnings on endowment	\$ 3,766,661	\$ 2,019,120
Assets restricted in perpetuity	197,873	190,102
Capital fund assets subject to donor restrictions	9,058,228	8,246,453
Contributions for program services and scholarships	3,445,360	400,000
Endowments	9,976,887	9,113,154
	<u>\$ 26,445,009</u>	<u>\$ 19,968,829</u>

Included in net assets without donor restrictions are board-designated net assets representing funds set aside for endowment funds, maintenance, and capital improvements at the various facilities.

Note 12—Net assets released from restrictions

Net assets released from restrictions for the years ended September 30, 2021 and 2020 consist of:

	2021	2020
Purpose restrictions accomplished:		
Contributions for program services and scholarships	\$ 190,000	\$ 200,000
Construction of buildings and improvements	2,408,012	5,221,040
Grant monies expended	852,530	368,994
Net assets released from restrictions	<u>\$ 3,450,542</u>	<u>\$ 5,790,034</u>

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Note 13—Leases - operating

The Association leases certain facilities and equipment under operating leases expiring at various dates. In addition, the Association leases certain facilities on a month-to-month basis and on an as needed basis.

Future minimum rental payments under operating leases extending beyond 12 months from September 30, 2021 are as follows:

Years Ending September 30,

2022	\$ 2,439,078
2023	2,477,286
2024	2,516,524
2025	1,892,389
2026	1,677,506
Thereafter	1,825,429
	<u>\$ 12,828,212</u>

Total rent expense under operating leases for the fiscal periods ended September 30, 2021 and 2020 was \$4,344,140 and \$3,342,315, respectively.

Note 14—Related parties

The Association has many volunteers from the community, and it is common practice that various transactions take place between the Association and companies that may be related to board members, officers, and other volunteers. These transactions take place through the normal course of business. All decisions about investments, major purchases, and policy require the consensus of committees and the approval of the Board of Directors or the Executive Committee.

The Association leases office space from an entity whose former Chief Executive Officer is a former board member of the Association. The term of the lease was renewed for another 132 months on September 25, 2015 and expires on September 30, 2026. The lease calls for cumulative base rents of \$7,478,190 payable in monthly installments over the term of the lease.

The Organization has a pledge receivable from the YMCA in the amount of \$192,183 and \$235,270 for the years ended September 30, 2021 and 2020, respectively, and other receivables which consist of \$955,177 and \$891,521 at September 30, 2021 and 2020, respectively. The Organization had \$1,527,788 and \$1,543,702 in a prepaid lease related to a contribution received from the YMCA for land which the Organization leases from the YMCA at September 30, 2021 and 2020, respectively. The Organization owed the YMCA \$42,788 and \$33,507 as of September 30, 2021 and 2020, respectively. The respective assets, liabilities, revenue, and expenses between the YMCA and Organization have been eliminated on the consolidated financial statements.

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Note 15—Contingencies

Legal Issues – The Association has received various civil summonses under separate incidents where program participants and members have allegedly sustained injuries while using the Association’s facilities and/or participating in program activities. These are being handled by Counsel designated by the Association’s insurance companies. The Association does not anticipate any financial exposure beyond its insurance coverage.

Federal Program Awards – The Association receives significant financial assistance from Federal program awards for the 2021 fiscal year. These contracts and grants normally provide for the recovery of direct and indirect costs. Entitlement to the recovery of the applicable direct and indirect costs is generally conditioned upon compliance with the terms and conditions of the grant agreements and applicable federal or state regulations, including the expenditure of the resources for eligible purposes. Substantially all grants and the Association’s costs are subject to financial and compliance reviews and audits by grantors or government agencies. In management’s opinion, the likelihood of an adverse, material outcome upon its financial position from those reviews and audits is remote.

Note 16—Endowment

The Association’s endowment consists of individual funds established for various purposes in accordance with explicit donor restrictions. As required by generally accepted accounting principles, net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law – On March 19, 2009, North Carolina enacted its version of the Uniform Prudent Management of Institutional Funds Act, which in the absence of explicit donor restrictions, allows spending of the corpus of certain donor-restricted and board-designated endowments, so long as it is necessary for the continuing operation of the entity and is managed in a responsible and prudent manner. However, it is the Association’s policy to maintain any original corpus that was restricted by the donor and to recognize any other donor restrictions related to endowment gifts, such as restrictions on earnings. As a result, the Association classifies as net assets with donor restrictions the original value of gifts donated to the permanent endowment. The investment returns and any appreciation or depreciation of the endowment assets are classified as net assets with donor restrictions.

Endowment net asset composition by type of fund as of September 30, 2021:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 13,743,548	\$ 13,743,548
Board-designated endowment funds	699,329	-	699,329
Total mutual funds	<u>\$ 699,329</u>	<u>\$ 13,743,548</u>	<u>\$ 14,442,877</u>

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Note 16—Endowment (continued)

Changes in endowment net assets for the fiscal year ended September 30, 2021:

	Without Donor Restrictions Board- Designated	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 561,182	\$ 11,132,274	\$ 11,693,456
Investment return:			
Investment income	11,519	217,464	228,983
Net appreciation	113,877	2,238,823	2,352,700
Total investment return	125,396	2,456,287	2,581,683
Contributions	-	1,007,517	1,007,517
Distributions	(22,450)	(852,530)	(874,980)
Other changes:			
Board-designated transfers	35,201	-	35,201
	12,751	154,987	167,738
Total funds	\$ 699,329	\$ 13,743,548	\$ 14,442,877

Endowment net asset composition by type of fund as of September 30, 2020:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 11,132,274	\$ 11,132,274
Board-designated endowment funds	561,182	-	561,182
Total mutual funds	\$ 561,182	\$ 11,132,274	\$ 11,693,456

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Note 16—Endowment (continued)

Changes in endowment net assets for the fiscal year ended September 30, 2020:

	Without Donor Restrictions Board- Designated	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 527,627	\$ 10,205,703	\$ 10,733,330
Investment return:			
Investment income	9,924	186,298	196,222
Net appreciation	26,639	649,837	676,476
Total investment return	36,563	836,135	872,698
Contributions	-	459,413	459,413
Distributions	(15,910)	(368,977)	(384,887)
Other changes:			
Board-designated transfers	12,902	-	12,902
	(3,008)	90,436	87,428
Total funds	\$ 561,182	\$ 11,132,274	\$ 11,693,456

Funds with Deficiencies – From time to time, the fair market value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor requires the Association to retain as a fund of perpetual duration. There were no such deficiencies as of September 30, 2021 and 2020.

Return Objectives and Risk Parameters – The Association has adopted investment policies for the long-term endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the corpus of the endowment assets. Under this policy, as approved by the Board of Directors, the endowment portfolio is invested with a target of 35% in fixed income funds and cash equivalents, 55% in equity securities, and 10% in alternative investments. Because market timing has historically impaired the ability of portfolios to perform over a long period, the funds deemed long-term investments are invested within the guideline ranges at all times. The Association's goal is that these investments shall be able to achieve an average annual rate of return over a period of three years that meets or exceeds the weighted composite market indices comprised of 30% Russell 1000 Growth, 30% Russell 1000 Value, and 40% Barclays Capital Aggregate Bond Index as well as achieving the portfolio goal that ranks in the top 50% of similarly managed portfolios.

Strategies Employed for Achieving Objectives – The Association's strategy is to maximize the total return of the Endowment funds consistent with prudent levels of risk by preserving and protecting the purchasing power of the Endowment assets and earning a total return for each fund appropriate to each fund's duration, liquidity needs and risk tolerance. The total return should exceed the inflation rate plus the spending rate.

Spending Policy and How the Investment Objectives Relate to Spending Policy – The Association has a policy of appropriating for distribution each year at a maximum of 5% of its endowment funds as measured by a 12-quarter rolling average of the fair market value of the assets. Per board policy, the investment committee has the option to recommend adjustments due to unexpected market fluctuations.

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Note 17—Split-interest agreements

The Association is a beneficiary of several charitable remainder unitrusts. The beneficial interests of these trusts have been initially recorded as donor restricted contribution revenue in the year the trusts were established; measured using a valuation method which approximates the present value of the estimated expected future benefits to be received when the trust assets are distributed.

Adjustments to the value of the Association's beneficial interest are made annually and are recorded on the consolidated statements of activities and changes in net assets as a part of investment return under net assets with donor restrictions. The value of the Association's beneficial interest is recorded in the consolidated statements of financial position as part of other assets.

As of September 30, 2021 and 2020, the value of the Association's beneficial interest in the various charitable remainder unitrusts totaled \$224,130 and \$208,856, respectively. For the years ended September 30, 2021 and 2020, the change in value of the Association's beneficial interest in the various charitable remainder unitrusts resulted in a gain of \$15,274 and \$4,791, respectively.

The Association is a lifetime income beneficiary of a permanently restricted Triangle Community Foundation account. The Association is entitled to receive up to 5% of the income earned in these funds for the life of the Association.

Note 18—Grants

Grant revenue for the years ended September 30, 2021 and 2020 totaled \$7,070,851 and \$3,475,225, respectively.

Note 19—Liquidity and availability of resources

The following presents the Association's financial assets as of September 30, 2021 and 2020 reduced by amounts not available for general use:

	2021	2020
Financial assets at September 30:		
Cash and cash equivalents	\$ 31,770,094	\$ 25,980,344
Accounts receivable	5,199,436	1,747,890
Other assets	1,310,023	368,502
Accrued interest receivable - note	122,613	122,613
Pledges receivable, net of allowance - due within one year	2,950,171	4,421,639
Investments	28,670,065	10,789,203
Total financial assets	70,022,402	43,430,191
Less those unavailable for general expenditures within one year:		
Donor-restricted assets and board-designated endowment less appropriation for subsequent period	20,673,277	15,978,469
Cash reserved for specific purpose of the Organization	506,753	614,973
Funds held for others	2,987,255	10,881,273
457 retirement plan funds	888,367	621,130
Debt service	58,757	552,657
Board-designated unrestricted reserves	26,250,554	6,883,981
Total financial assets available for general expenditure	<u>\$ 18,657,439</u>	<u>\$ 7,897,708</u>

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2021 AND 2020

Note 19—Liquidity and availability of resources (continued)

The Association regularly monitors the availability of resources required to meet its operating needs. Taking the seasonal nature of its cash flow into account, the Association structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Association may utilize any available portion of its line of credit for liquidity or other purposes. Funds in excess of daily operating requirements are invested in a daily liquidity investment account.

The Association maintains a line of credit with Truist Bank with a credit limit of \$6 million. The line of credit may be used to fund current operations and working capital requirements if needed.

The Board of Directors has designated a portion of assets without donor restrictions for capital expansion, facility maintenance, self-insurance, and contingency purposes. Although designated for specific purposes, these unrestricted funds are considered a part of the Association's liquidity reserve and may be utilized for liquidity purposes per the board's discretion through interfund borrowings and transfers. The Board of Directors has also designated a portion of its assets without donor restrictions as certain quasi-endowment funds. Those funds could be drawn upon for liquidity or other purposes with board approval.

Note 20—Net investment in lease

The Association entered into a lease agreement with the Wake County Board of Education (the tenant) on March 15, 2018. The property covered by the lease is approximately 76,000 square feet of interior space to be used as a school. The property adjoins the Southeast Raleigh YMCA building located at 1436 Rock Quarry Road in Raleigh, North Carolina.

The initial term of the lease is 20 years, with options to extend the term for three additional successive periods of 10 years each. The lease specifies that the tenant pay Tenant Improvement Costs based on the Tenant's share of the actual cost of the building and its allocated share of the cost of development of the property.

Over the course of the construction period, the tenant made payments of \$18,781,776 to the Association. The tenant occupied the space in June 2019. The net investment in lease is amortized over the 50-year life of the lease. The amortization reduces the lease prepayments recorded as deferred revenue by the Association. Amortization to reduce the net investment in lease asset and lease prepayment liability for the years ended September 30, 2021 and 2020 totaled \$617,493 and \$617,493, respectively.

Note 21—Subsequent events

The Association has evaluated events and transactions through January 31, 2022, which is the date that the consolidated financial statements were available to be issued, for possible recognition or disclosure in the consolidated financial statements.

SUPPLEMENTARY INFORMATION

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND DEVELOPMENT COMPANY
CONSOLIDATING SCHEDULE OF FINANCIAL POSITION

SEPTEMBER 30, 2021

	YMCA Funds			Total YMCA	Organization	Total	Eliminating Entries	Consolidated
	Operating Fund	Endowment Fund	Maintenance Reserve					
ASSETS								
Cash and cash equivalents	\$ 24,638,622	\$ 592,678	\$ 5,932,040	\$ 31,163,340	\$ 606,756	\$ 31,770,096	\$ -	\$ 31,770,096
Accounts receivable	5,199,436	-	-	5,199,436	-	5,199,436	-	5,199,436
Pledges receivable, net	1,665,086	16,391	2,560,659	4,242,136	192,183	4,434,319	(192,183)	4,242,136
Notes receivable	14,713,500	-	-	14,713,500	-	14,713,500	(14,713,500)	-
Investments, at fair value	15,276,677	13,393,388	-	28,670,065	-	28,670,065	-	28,670,065
Prepaid expenses	1,951,499	-	-	1,951,499	1,536,213	3,487,712	(1,527,788)	1,959,924
Land, buildings, and equipment - net	140,534,059	-	2,378,182	142,912,241	18,507,042	161,419,283	-	161,419,283
Land held for resale	703,465	-	44,000	747,465	-	747,465	-	747,465
Net investment in lease	17,694,727	-	-	17,694,727	-	17,694,727	-	17,694,727
Other assets	1,662,364	638,292	57,118	2,357,774	955,177	3,312,951	(955,177)	2,357,774
Intercompany due from	-	-	5,298,250	5,298,250	-	5,298,250	(5,298,250)	-
Total Assets	\$ 224,039,435	\$ 14,640,749	\$ 16,270,249	\$ 254,950,433	\$ 21,797,371	\$ 276,747,804	\$ (22,686,898)	\$ 254,060,906
LIABILITIES AND NET ASSETS								
Accounts payable and accrued expenses	\$ 7,474,848	\$ -	\$ -	\$ 7,474,848	\$ 204,731	\$ 7,679,579	\$ (1,147,360)	\$ 6,532,219
Deferred revenues	17,304,251	-	-	17,304,251	-	17,304,251	(1,527,788)	15,776,463
Lease prepayments	17,694,727	-	-	17,694,727	-	17,694,727	-	17,694,727
Agency funds payable	2,987,255	-	-	2,987,255	-	2,987,255	-	2,987,255
Line of credit	3,455,313	-	-	3,455,313	-	3,455,313	-	3,455,313
Notes payable	11,950,799	-	-	11,950,799	20,609,763	32,560,562	(14,713,500)	17,847,062
Bond loans payable	44,812,560	-	-	44,812,560	-	44,812,560	-	44,812,560
Obligations under interest rate swaps and collars	1,368,810	-	-	1,368,810	-	1,368,810	-	1,368,810
Intercompany due to	789,475	4,465,987	-	5,255,462	42,788	5,298,250	(5,298,250)	-
Total Liabilities	107,838,038	4,465,987	-	112,304,025	20,857,282	133,161,307	(22,686,898)	110,474,409
Total Net Assets	116,201,397	10,174,762	16,270,249	142,646,408	940,089	143,586,497	-	143,586,497
Total Liabilities and Net Assets	\$ 224,039,435	\$ 14,640,749	\$ 16,270,249	\$ 254,950,433	\$ 21,797,371	\$ 276,747,804	\$ (22,686,898)	\$ 254,060,906

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. AND DEVELOPMENT COMPANY
CONSOLIDATING SCHEDULE OF ACTIVITIES AND CHANGES IN NET ASSETS

YEAR ENDED SEPTEMBER 30, 2021

	YMCA Funds			Total YMCA	Organization	Total	Eliminating Entries	Consolidated
	Operating Fund	Endowment Fund	Maintenance Reserve					
Public Support and Revenue:								
Program and camping fees	\$ 34,147,756	\$ -	\$ -	\$ 34,147,756	\$ -	\$ 34,147,756	\$ -	\$ 34,147,756
Membership and joining dues	18,760,268	-	-	18,760,268	-	18,760,268	-	18,760,268
In-kind contributions	1,637,585	-	2,541,951	4,179,536	-	4,179,536	-	4,179,536
United Way	4,000	-	-	4,000	-	4,000	-	4,000
Contributions	21,742,080	987,712	3,912,102	26,641,894	-	26,641,894	-	26,641,894
Grants	7,070,851	-	-	7,070,851	-	7,070,851	-	7,070,851
Loss on disposal of fixed assets	(149,562)	-	-	(149,562)	-	(149,562)	-	(149,562)
Investment return, net	276,645	73,895	2,411,063	2,761,603	-	2,761,603	-	2,761,603
Other income (expense)	6,386,754	-	(3,450,542)	2,936,212	938,480	3,874,692	(1,775,663)	2,099,029
Total Public Support and Revenue	89,876,377	1,061,607	5,414,574	96,352,558	938,480	97,291,038	(1,775,663)	95,515,375
Expenses:								
Program services	58,893,345	-	-	58,893,345	2,007,046	60,900,391	(924,416)	59,975,975
Administrative services	12,966,060	-	-	12,966,060	-	12,966,060	(851,247)	12,114,813
Fundraising	2,624,127	-	-	2,624,127	-	2,624,127	-	2,624,127
Total Expenses	74,483,532	-	-	74,483,532	2,007,046	76,490,578	(1,775,663)	74,714,915
Change in net assets before change in interest rate swaps	15,392,845	1,061,607	5,414,574	21,869,026	(1,068,566)	20,800,460	-	20,800,460
Change in market value of interest rate swaps	1,882,828	-	-	1,882,828	-	1,882,828	-	1,882,828
Change in net assets	17,275,673	1,061,607	5,414,574	23,751,854	(1,068,566)	22,683,288	-	22,683,288
Net assets, beginning of the year	98,925,724	9,113,155	10,855,675	118,894,554	2,008,655	120,903,209	-	120,903,209
Net assets, end of the year	\$ 116,201,397	\$ 10,174,762	\$ 16,270,249	\$ 142,646,408	\$ 940,089	\$ 143,586,497	\$ -	\$ 143,586,497

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$118,770		Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
Value of real estate			Cost of other liabilities (itemize)	
Value of other assets	\$15,228		(Deferred Revenue)	\$3,240
			TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$133,998		NET WORTH	\$133,998

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions			Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
Value of real estate			Cost of other liabilities (itemize)	
Value of other assets			(Deferred Revenue)	
			TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$0		NET WORTH	\$0

YMCA of the Triangle Association, Inc.
Kraft Branch Budget
FY23: 1/1/23 - 12/31/23

2023 Budget Total

Revenue

40030 Misc Contributions	\$422,782
40040 Grants	\$248,366
40050 Writeoffs	\$4,730
40055 Uncollectible pledges-est	(\$34,445)
40950 Restricted for future use	(\$388,337)
40960 Release for Use	\$378,000
40990 Distrib - Endow	\$17,500
41018 Joining Fees	\$309,968
41058 Writeoffs	(\$598)
41068 Discounts	(\$139,071)
41088 Joining Fee Scholarships	(\$4,162)
41100 Temp Memberships/Passes	\$18,540
41160 Discounts	(\$5)
41200 Young Adult Membership	\$143,211
41250 Writeoffs	(\$503)
41260 Discounts	(\$1,386)
41280 Young Adult Scholarship	(\$1,646)
41300 Adult Individual Memberships	\$635,066
41350 Writeoffs	(\$1,145)
41360 Discounts	(\$12,451)
41380 Adult Individual Scholarships	(\$3,841)
41500 Adult/Dep Memberships	\$1,909,906
41550 Writeoffs	(\$2,843)
41560 Discounts	(\$41,623)
41580 Adult-Dep Scholarships	(\$33,521)
41600 Senior Memberships	\$302,648
41650 Writeoffs	(\$302)
41660 Discounts	(\$116,080)
41680 Senior Scholarships	(\$1,829)
41700 Corporate Memberships	\$64,289
41805 Locker revenue	\$847
42000 Program Rev	\$5,166,613
42040 Employee Discounts	(\$20,323)
42050 Writeoffs	(\$6,513)
42060 Customer Discounts	(\$8,792)
42080 Program Schol	(\$282,744)
42081 Outreach Scholarships	(\$116,127)
46010 Vending Commissions	\$250

Total Revenue:	\$8,404,428
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Expense

53750 Contract Serv-Other	(\$51,665)
55010 Office Supplies	(\$10,650)
55051 Board Meeting & Expense	(\$2,500)
55060 Fundraise Event Exp	(\$19,000)
55070 Local Travel	(\$12,750)
55080 Food-Staff/Volunteers	(\$8,268)
55100 Dues and Subscript	(\$6,000)
55503 Property Insurance	(\$20,925)
55504 Liability Insurance	(\$82,225)
56010 Promotions-Int	(\$13,170)
56050 Misc Promotions	(\$2,000)
57010 Rent	(\$518,559)
57020 Electricity	(\$143,390)
57030 Heat	(\$33,744)
57040 Water	(\$28,072)
58010 Maint Supplies	(\$65,000)
58020 Bldg Repair/Maint	(\$160,000)
58043 Grounds Maint	(\$75,000)
58050 Facility Service Contracts	(\$85,000)
58083 Program Equip Maint	(\$3,000)
54000 Program Expenses	(\$279,256)
54100 Pool Supplies	(\$25,000)
54200 Food	(\$2,400)
51100 Program Salaries	(\$2,040,313)
51120 Admin Salaries	(\$1,108,816)
51121 Office Salaries	(\$21,046)
52100 Payroll Taxes	(\$251,427)
52110 Worker-Comp Ins	(\$43,367)
52140 Medical Ins	(\$102,391)
52150 Life Ins/LTD	(\$4,107)
52160 Retirement	(\$137,079)
52621 Staff Train-int	(\$8,400)
52622 Staff Train-ext	(\$7,600)
52630 Staff Clothing	(\$10,500)
52650 Misc Empl Exp	(\$2,700)
69900 ARC Services	(\$1,050,335)
69901 Shared Services	(\$483,495)
69910 Transportation Services	(\$116,700)
69912 Debt Service/Local Retirement	(\$747,934)
69915 Facility Cap Asset Mtnce Rsrve	(\$127,414)
69950 Association Reserve	(\$290,000)
69960 Wellness Equipment Funds	(\$94,047)

Total Expenses	(\$8,295,246)
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Total Gain/(Loss):	\$109,182
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TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: LaunchHOLLYSPRINGS

Mailing address: P.O. Box 834, Holly Springs, NC 27540

Current Presiding Officer: Robert Shimmel - Program Manager

Mailing address: 261 Elmcrest Dr., Holly Springs, NC 27540

Telephone: 6084179323 Fax: _____ E-Mail: bbshimmel@yahoo.com

(Check one)

Legal Status: ☐ Private non-profit corporation ☒ Unincorporated civic group ☐ Other (Please describe below)

Date Organization Formed or Chartered: 2006

Agency 501 C-3 Number: _____ Or, Federal Tax ID Number: 20-4797625

Amount and Type of Town funds requested: \$ 1000.00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☒ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

LaunchHOLLYSPRINGS (LHS) is a community based, non-profit program, chartered by the HS Rotary Club, dedicated to serving underserved entrepreneurs, including underfunded and minority-women, to build successful businesses in our community. We focus on existing businesses that want to enhance their business growth or be more efficient, part-time owners who want to move their business to full-time, and entrepreneurs who have a validated business idea and are looking for a program that will move from an idea to a launched business.

Since the start of LHS in 2018, our program has included 6 non-profits whose focus is to help our community's social fabric. Our latest one focuses on supporting Domestic Violence victims. Much of our marketing is directed at reaching those in our community who do not have access to required resources. To help this effort, we have added a Community Coordinator to our Leadership Team, whose responsibility is to connect with our targeted audience. To date, our program has averaged about 30-35% African American representation.

Our 4-fold program provides entrepreneurs with a 10 week Business Accelerator class that concentrates on Key Business Principles and Strategies, networking opportunities that enhance business contacts, 6 months of mentoring with an experienced HS business owner, and possible access to micro-loans for capital.

In addition, since adoption of our program, each Cohort is actively involved in local community events/needs, including Blood Drives, Special Olympics Torch Run, HollyFest, and Half Marathon.

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

First, based on an annual review of new businesses registered with the State, Holly Springs has one of the highest per capita ratios of new business startups registrations. Many of these are part-time organizations and women owned. LaunchHOLLYSPRINGS will help those needing training and support to move forward. Today, small businesses are one of the major generators of new jobs created. All LHS Cohort members have met our underserved objectives.

Our objective is clearly to support underserved entrepreneurs, including those who have started a business and/or plan to start one. The funds will be used to support our on-going operations costs and project/events costs.

Based on our recent presentation to Town Council, we have been able to highlight the economic impact of our program. To date, 40+ Cohort members have established brick and mortar facilities, expanded services, and/or hired employees. In addition, we have a number of Cohort members who are looking for a brick-and-mortar location in the next 6 to 18 months. For our 2022-23 Cohort, we had the largest number of applications, resulting in our largest number of Cohort participants.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

The impact will be three-fold. First, we would need to reduce our marketing/promotional budget which will impact our ability to share our program with the community. Second, we will be required to reduce the size of our upcoming 2023-24 Cohort 7, depriving entrepreneurs of the opportunity to grow their businesses. Third, there will be fewer new businesses that provide tax revenue, small business employment growth. and service to our community.

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☐ Town of Holly Springs	\$ <u>1000</u>	Amount	<u>9</u> % of Annual Budget
☐ United Way	\$ _____	Amount	_____ % of Annual Budget
☐ Wake County	\$ _____	Amount	_____ % of Annual Budget
☐ Foundations	\$ <u>2500</u>	Amount	<u>28</u> % of Annual Budget
☐ Federal	\$ _____	Amount	_____ % of Annual Budget
☐ Grants	\$ _____	Amount	_____ % of Annual Budget
☐ State of N.C.	\$ _____	Amount	_____ % of Annual Budget
☐ Other Private Funding	\$ _____	Amount	_____ % of Annual Budget
☐ Fundraisers	\$ <u>7500</u>	Amount	<u>63</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

In 2022, we received a \$1000 grant from the Town of Holly Springs. These funds were used for 2 primary purposes. First, to enhance our overall messaging/ marketing, including Social Media, print, and Informational Meetings. These efforts were critical to having us one of our largest and most diverse Cohorts. Second, funds were used for basic operating expenses in support of the overall Cohort, which includes all the training materials and meeting related expenses provided by our program.

Please note that we continue to invite Town Officials to all our Major Events, so that they can see first hand the energy generated and benefit of our program.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Signature of Executive or Applicant

Date

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

In 2021, we received a \$1000 grant from the Town of Holly Springs. These funds were used for 2 primary purposes. First, ~~funding was used~~ to enhance our overall messaging/marketing, including Social Media, print, and Informational Meetings. These efforts were critical to having ~~us having~~ one of our largest and most diverse Cohorts. Second, funds were used for basic operating expenses in support of the overall Cohort, which includes all the training materials and meeting related expenses provided by our program.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. CERTIFICATION

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Robert Shimmel

2/20/2023

Signature of Executive or Applicant

Date

Return completed application and all attachments by March 4, 2022 to:

Town of Holly Springs

ATTN: Town Clerk

P.O. Box 8

Holly Springs, NC 27540

E = Linda.McKinney@hollyspringsnc.gov

Applicant Checklist:

- ☒ **Completed application**
- ☒ **Attachment 1** - Copy of current year budget, if applying for more than \$500
- ☐ **Attachment 2** - Copy of most recent independent audit, if applying for more than \$500
(If you do not have an independent audit, please write "n/a" in the space to the left.)
- ☒ **Attachment 3** - Excel spreadsheet financial statement for your organization.



Committee Composition

ROLE	NAME	DESCRIPTION
Program Manager	*Bob Shimmel	Serial entrepreneur and experienced business consultant. Owner of ResJobHelp.
Mentoring Managers	*Sarah Madras	Licensed Mental Health Therapist. Lifestyle Transformation Coach
	Anna Johnston	Town of Holly Springs Economic Development Small Business Program
Events Managers	*Christine Walorz	Owner of Walorz Insurance and cofounder of the Holly Springs Small Business Network
	*Irene Gouge	Loving Lessons Sleep Consulting & Postpartum Doula Solutions and LHS team technology specialist.
	*Amber Williams	Recruiter for UNC. Refined Design and Restoration, Inc.
Communications Team	*Katie Gales	LaunchWakeCounty co-founder. Now owner of Katie Gales & Company.
	Jasmin Sessoms	Manager of marketing and communications for TING.
	Madeleine Fraley	Paid social media coordinator.
Website Management	*Jesse Corbin	Client Platform Engineer, Wake Tech
Community Coordinator	*Devin Cofield	Senior Recruiter, UNC Health. Owner of Unstoppable Beauty.
Sponsorships Coordinator	*Jackie Pierce	Major Gifts Officer, The Motley Fool Foundation
Finance Manager	*Jerry Grubel	Retired CFO
General Member	Tom Cox	Business Development Officer, Fidelity Bank

*LHS Graduates

*Rotarians

LaunchHOLLYSPRINGS 2022-23 Budget Attachment 1

<u>Income</u>	<u>Amount</u>
Holly Springs Rotary Club	\$2,500
Larger Donors (\$500+)	\$5,000
Small Donors (<\$500)	\$1,500
Total	\$9,000
Town of Holly Springs	\$1,000
Potential Contingency	\$1,000
Maximun Total	\$11,000
Expenses	
Website Updates/Maintainance	\$300
Marketing Materials/Promotion	\$550
Mentor Mixer	\$300
Class Materials	\$750
Class Meals	\$2,600
Induction/Graduation Events	\$3,300
Part-Time FB Consultant	\$3,400
Total Expenses	\$11,200

Note: In-Kiind Donations: Co-Working Station - \$3200 (Meeting Room Charges Waived)
Wake Tech - \$4800 - Live Plan Costs & Facilitator Payment

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$26,777		Balance of loans on vehicles and equipment	\$0
Value of marketable stocks and bonds	\$0		Balance of loans on real estate	\$0
Value of vehicles & equipment	\$0		Balance of other loans	\$0
Value of real estate	\$0		Cost of other liabilities (itemize)	\$0
Value of other assets	0			
			TOTAL LIABILITIES	\$0
TOTAL ASSETS	\$26,777		NET WORTH	\$26,777



South Wake Conservationists
A Chapter of the
North Carolina Wildlife Federation
Farmers & Communities Manage Deer Program
4503 Ross Road
Lillington, NC 28546
(919) 250-8441



3 February 2022

Town of Holly Springs
ATTN: Town Clerk
P.O. Box 8
Holly Springs, NC 27540
Linda.McKinney@hollyspringsnc.us

Local Civic Nonprofit Grant Application 2022
South Wake Conservationists (Tax ID 46-5339262)
North Carolina Wildlife Federation Deer Donation Program

Dear Ms. McKinney,

Please find our completed application for 2023-234 funding attached. Holly Spring's support of this important initiative aimed at reducing food insecurity, reducing food waste, and improving public safety, has enabled our project volunteers to extend our reach in 2022. With funding of our out-of-pocket costs by the Town of Holly Springs, this program was able to deliver enough meat to the Holly Springs Food Cupboard and The Point food program in Holly Springs to serve more than 2,600 meals at no cost to either pantry or their patrons. Our goal is to meet or exceed that result in 2023.

We sincerely appreciate your support of non-profit initiatives that support the residents of Holly Springs including your support of this project that is making a difference in the Holly Springs community.

Respectfully,

Judith Gardner

Judith Gardner
Treasurer
South Wake Conservationists Chapter
North Carolina Wildlife Federation

Enclosures: Grant Application and Attachments

cc: Monty Morée, President

TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

APPLICATION NOTES: PAGE 1

Date of Incorporation:

The North Carolina Wildlife Federation (NCWF) was incorporated in 1945.
 The South Wake Conservationists Chapter of NCWF (SWC) was organized as a chapter of NCWF in 2013, serving southern Wake County and the surrounding region.
 SWC Tax ID is registered as subordinate to the 501(c)3 NON-PROFIT under North Carolina Wildlife Federation under Tax ID 56-1564376

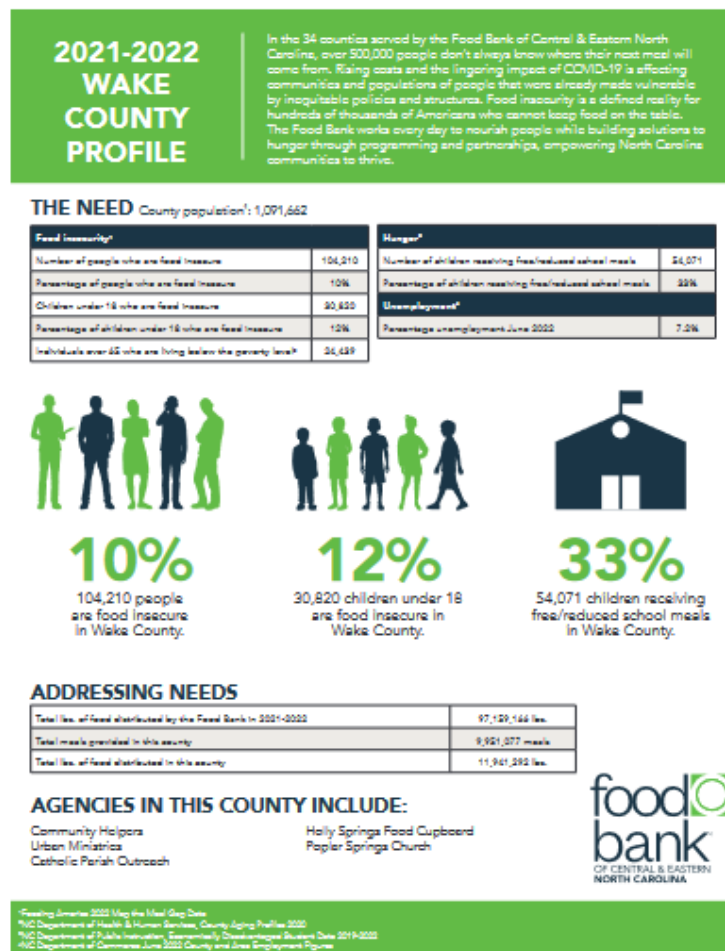
Years in Operation:

NCWF: 78 years (parent organization)
 NCWF Farmers and Communities Manage Deer (FCMD) program: 11 years
 SWC: 10 years (Grantee – a chapter of the NCWF)
 Lillington FCMD Harnett Area Deer Donation site: 7 years (Grantee program that these funds will support)

Application Page 2, Question 2: Identify specifically what you seek to accomplish....

This chart, published by the Food Bank of Eastern and Central North Carolina (<http://foodbankcenc.org/>) demonstrates levels of food insecurity in Wake County, NC, which this project is seeking to alleviate.

HUNGER



TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

APPLICATION NOTES: PAGE 1, continued

PUBLIC SAFETY: REDUCING DEER: VEHICLE COLLISIONS

According to the N.C. Department of Transportation's Traffic Safety Unit, about 7 percent of all vehicle crashes in the state involve animal strikes – most of these involve deer.

Wake County had the highest number of animal crashes for a three-year period from 2019-2021 with 2,770. Wake County usually leads the state in the animal report due to its large geographic size and its fast residential growth.

The latest *published* [NCDOT Transportation Mobility and Safety Division study](#) report of animal-related crashes provides this county-by-county breakdown:

2017-2019 Statewide Animal Crashes							
COUNTY	Total Crashes	Total Fatalities	A Injuries	B Injuries	C Injuries	Total Injuries	Damage
WAKE	2,625	1	5	30	102	137	\$7,302,780
GUILFORD	1,749	0	3	16	89	108	\$4,780,394
PITT	1,641	0	4	13	50	67	\$4,566,682
UNION	1,542	0	4	13	47	64	\$4,529,823
MECKLENBURG	1,393	0	0	19	100	119	\$4,289,202
RANDOLPH	1,391	1	3	20	41	64	\$3,932,142
ROBESON	1,281	0	1	18	59	78	\$3,660,632
DUPLIN	1,474	0	1	9	33	43	\$3,613,628
BRUNSWICK	1,442	0	3	13	25	41	\$3,562,852
CLEVELAND	1,152	0	0	6	35	41	\$3,278,708
COLUMBUS	1,353	0	2	7	49	58	\$3,266,762
ROCKINGHAM	1,213	0	1	9	27	37	\$3,238,402
JOHNSTON	1,091	0	1	18	45	64	\$3,221,060
FORSYTH	1,315	0	5	19	52	76	\$3,091,525
CHATHAM	935	0	1	4	31	36	\$2,801,023
MOORE	1,033	0	1	8	23	32	\$2,693,617
DAVIDSON	960	0	1	15	33	49	\$2,507,539
PENDER	1,016	0	5	19	28	52	\$2,499,655
ALAMANCE	811	0	3	14	24	41	\$2,498,751
NASH	879	0	6	7	37	50	\$2,447,832
STANLY	798	0	4	5	9	18	\$2,427,831
CABARRUS	870	0	0	6	40	46	\$2,343,925
LENOIR	895	0	0	5	33	38	\$2,311,450
WAYNE	818	0	2	24	29	55	\$2,284,847
ORANGE	776	0	0	8	29	37	\$2,266,687
HARNETT	872	0	0	14	28	42	\$2,253,367
ONSLOW	848	0	2	13	17	32	\$2,196,085

TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

ATTACHMENT 1: 2023 BUDGET

SWC DEER PROGRAM

2023 BUDGET

PROJECT TO DATE CARRYOVER

INCOME

Social Media Fundraising	\$	250.00	2%	
Community Donations	\$	900.00	8%	
Corporate Donations	\$	1,000.00	9%	
Donation of Site Expense paid by Site Managers	\$	610.00	6%	25%
Community Grants: Town of Holly Springs, Wake County	\$	2,000.00	18%	
Harnett County Partnership for Children	\$	500.00	5%	
Community Grants: Harnett County	\$	3,750.00	34%	
Foundation Grants: CEC Operation Round Up	\$	2,000.00	18%	
TOTAL PROGRAM YEAR 2022 INCOME				

EXPENSE

NC Hunters for the Hungry Deer Processing	\$	6,000.00
Consumable Supplies	\$	675.00
Advertising: Business Cards and Road Signs	\$	275.00
Truck & Trailer Transport of whole deer	\$	370.00
Deer Cooler Maintenance/Parts Repair	\$	850.00
Site Equipment -- deer scale		
Cellular Communications, Insurance, Electricity, Water	\$	610.00
Reserve for Site Equipment Maintenance/Replacement	\$	1,630.00
Deer Processing Tables		
CWD Station Supplies	\$	600.00
Total	\$	11,010.00
	\$	11,010.00

TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

ATTACHMENT 1, continued 2023

Expense Breakdown:

SWC Deer Program				2023 Budget	Subtotal
Meat Processing				\$ 6,000.00	\$ 6,000.00
Current Year Consumables					\$ 675.00
Protective Wear				-	
Disposable Gloves				\$ 180.00	
Trash Bags, Ziplocks				\$ 235.00	
Knives, Necropsy Tools				\$ -	
Disinfectant, 6ml Contractor bags				\$ 260.00	
Salt				\$ -	
Transport Tarp, Ratchets				\$ 60.00	
Advertising					\$ 275.00
Road Signs				\$ 233.00	
Stakes				\$ 42.00	
Truck & Trailer Transport of whole deer				\$ 370.00	\$ 370.00
9 trips @ 68 miles each					
Deer Cooler Maintenance/Parts Repair				\$ 850.00	\$ 850.00
Cooler AC Inspection and Maintenance					
Maintenance of electrical equipment: Cooler, Freezers, Saw, Hoist					
Donation by Site Managers:					\$ 610.00
Cellular Communications				\$ 200.00	
Insurance				\$ 235.00	
Electricity, water				\$ 175.00	
Reserve for Site Equipment /Replacement				\$ 1,630.00	\$ 1,630.00
Annual reserve calculation based on expected life of equipment and replacement value					
CWD Station Supplies					\$ 600.00
- Personal Protective Equipment				\$ 220.00	
- Dissecting Tools				\$ 170.00	
- CWD Collection Kits				\$ 210.00	

TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

Attachment 2 - Project Financial Audit

The report below prepared by the organization's Treasurer, and independently audited. Reports reconcile to the organization's bank records exactly. Note that this report of expenses represents all program-related costs attributable to the 2022 program year, whether paid in 2022 or not, so that it may most accurately represent program year cost. Accruals are necessary as the program year does not end until late January, and most costs cannot be determined until after that date. All expenses recorded below have been paid by SWC as of the date of this report.

196753



325 N JUDD PARKWAY NE • FUQUAY VARINA NC 27526
 TELEPHONE: 800-822-2651 (178)
 RETURN SERVICE REQUESTED

Account Number	XXXXXX9601
Statement Date	12/30/2022
Balance	11,158.31
Enclosures	2
Page	1 of 2

45563 1 AB 0.488 P:45563 / T:169 / S:

 SOUTH WAKE CONSERVATIONISTS
 4503 ROSS RD
 LILLINGTON NC 27546-9135



Happy Holidays
from your friends
at United!



Member FDIC © 2022 United Community Bank

Happy holidays from your friends at United! We're grateful for you, and we're wishing you a wonderful season of reuniting with the people and places you love.

NONPROFIT CHECKING ACCOUNT XXXXXX9601

MINIMUM BALANCE	10,073.31	LAST STATEMENT 11/30/22	10,073.31
AVG AVAILABLE BALANCE	10,424.31	2 CREDITS	1,085.00
AVERAGE BALANCE	10,460.47	DEBITS	.00
TOTAL DAYS IN STATEMENT PERIOD 12/01/22 THROUGH 12/30/22:		THIS STATEMENT 12/30/22	11,158.31
			30

OTHER CREDITS		
DESCRIPTION	DATE	AMOUNT
MOBILE DEPOSIT	12/12	85.00
MOBILE DEPOSIT	12/21	1,000.00

DAILY BALANCE					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
12/12	10,158.31	12/21	11,158.31		

SWC DEER PROGRAM

STATEMENT OF PROGRAM YEAR
PROGRAM YEAR 2022 INCOME AND EXPENSE

PROJECT TO DATE CARRYOVER

\$ 8,407.73

INCOME

INCOME

EXPENSE

Social Media Fundraising
Community Donations
Corporate Donations
Donation of Site Expense paid by Site Managers

Community Grants: Town of Holly Springs, Wake County
Harnett County Partnership for Children
Community Grants: Harnett County
Foundation Grants: CEC Operation Round Up
TOTAL PROGRAM YEAR 2022 INCOME

\$ 550.00
\$ 856.59

\$ 610.00

\$ 2,000.00
\$ 1,000.00
Received 2023
\$ -

EXPENSE

NC Hunters for the Hungry Deer Processing
Consumable Supplies
Advertising: Business Cards and Road Signs
Truck & Trailer Transport of whole deer
Deer Cooler Maintenance/Parts Repair
Site Equipment -- deer scale
Cellular Communications, Insurance, Electricity, Water
Reserve for Site Equipment Maintenance/Replacement
Deer Processing Tables
CWD Station Supplies

Paid 2023
\$ (534.12)
\$ (38.49)
Paid 2023
\$ (1,274.60)
Paid 2023
\$ (610.00)

\$ (385.07)
\$ (631.02)
\$ 5,016.59 **\$ (3,473.30)**

Total

ACCRUED INCOME AND EXPENSE

Harnett County Community Grant Award
Truck & Trailer Transport of whole deer
Site Equipment -- scale
NC Hunters for the Hungry Deer Processing
Subtotal

\$ 3,750.00

\$ (382.50)
\$ (51.40)
\$ (3,945.00)
\$ 3,750.00 **\$ (4,378.90)**

TOTAL INCOME AND EXPENSE - 2022 PROGRAM YEAR

\$ 8,766.59 **\$ (7,852.20)**

2022 CARRY OVER BALANCE - RESERVE FOR EQUIPMENT REPAIR/REPLACEMENT*

\$ 520.50
\$ 8,928.23 **\$ 8,928.23**

Cash Reconciliation

\$ 11,158.31 Cash Balance as of 12/30/22
\$ 1,601.18 General Fund & Other Programs
\$ 9,557.13 Deer Fund Balance as of 12/30/22

\$ 9,557.13 Deer Fund Balance as of 12/30/22
\$ 3,750.00 2022 Income received in 2023: Harnett Co
\$ (382.50) 2022 Transport paid in 2023
\$ (51.40) 2022 Equipt Maintenance paid in 2023
\$ (3,945.00) 2022 Deer Processing paid in 2023

* The carry over balance for this deer project is reserved for equipment replacement/repair. The custom cooler used to safely store whole deer carcasses; and the freezers used to store deer quarters, and later processed meat until distribution to food pantries can be made. All of this equipment is critical to safe meat handling. Without immediate repair or replacement the project would be shut down. Funds must therefore be retained to cover these costs as they occur. Based on expected life of this equipment and the cost to replace, our goal is to reserve \$1,500 each year. This project has just completed year 6. Our project goal is therefore to have on reserve \$9,000. This project's actual reserve is \$8,928.23

Prepared by

Judith Gardner, Treasurer SWC

By independent review I confirm that the South Wake Conservationists Chapter NCWF Deer Program accounting above provides a true, accurate, and complete accounting of program transactions

Tori Beth Christie Boucher, Independent Auditor

TOWN OF HOLLY SPRINGS
Local Civic Nonprofit Grant Application 2023
South Wake Conservationists (Tax ID 46-5339262)

ATTACHMENT 3 Financial statement for your organization

South Wake Conservationists, a Chapter of the North Carolina Wildlife Federation

Town of Holly Springs Grant Program
Basic Financial Statement Information

ASSETS	Value		LIABILITIES AND NET WORTH	Loan Balance
Deposits in banks and other financial institutions	\$11,158		Balance of loans on vehicles and equipment	
Value of marketable stocks and bonds			Balance of loans on real estate	
Value of vehicles & equipment			Balance of other loans	
			Cost of other liabilities (itemize)	
Value of real estate			2022 Deer Processing Expense	\$3,945
			2022 Truck Transport of Donated Deer	\$384
			2022 Deer Scale	\$54
Value of other assets			(Deferred Revenue)	\$3,750
			TOTAL LIABILITIES	\$4,383
TOTAL ASSETS	\$11,158		NET WORTH	\$6,776



TOWN OF HOLLY SPRINGS

Local civic organization grant application

Name of Agency OR Individual Seeking Funding: South Wake Conservationists (SWC)

Mailing address: 4503 Ross Road Lillington NC 27546

Current Presiding Officer: Monty Moree, President SWC

Mailing address: 3112 Mills Lake Wynd, Holly Springs, NC 27540

Telephone: 919-924-1300

Fax: _____

E-Mail: mmoree@nc.rr.com

(Check one)

Legal Status: ☒ Private non-profit corporation

☐ Unincorporated civic group

☐ Other (Please describe below)

Date Organization Formed or Chartered: SWC:2013; NCWF:1945

Agency 501 C-3 Number: 46-5339262 (see note)

Or, Federal Tax ID Number: _____

Amount and Type of Town funds requested: \$ 2000 .00 for (check below all that apply)

☐ Capital Costs (construction, large specific purchase)

☐ Operating Costs

☒ Project / Event Costs

1. Please give a brief description of the proposed program or project for which you are applying to the Town of Holly Springs Local Civic Organization Grant Program. **(Please limit your response using only the space provided below)**

South Wake Conservationists (SWC), the local chapter of the North Carolina Wildlife Federation (NCWF), supports the NCWF Deer Donation Program with two primary goals in mind:

1. To alleviate hunger and reduce food waste by making it easy for local hunters to donate high quality protein to families in the Holly Springs community that need it most.
2. To encourage harvest of deer in overburdened deer populations in order to reduce crop loss and damage to urban landscapes, reduce incidence of Lyme's disease, and reduce the number deer:vehicle collisions ^

In collaboration with local farmers, area businesses, state agencies, and licensed hunters, SWC coordinates intake of legally harvested deer, processing of this meat by NCDA-inspected plants, and then delivers this high-quality protein in the form of all-natural, low fat ground venison to the most vulnerable in the Holly Springs and surrounding community through the Holly Springs Food Cupboard in Holly Springs. Community-based funding permits our team to offer this meat free-of-charge, allowing meat to be delivered without discrimination to those who need it most at a convenient location that accommodates those with disabilities.

*For the 19th consecutive year, Wake County has ranked highest in the number of deer-related crashes in all North Carolina counties, statewide . See Attachments for details

2. Identify specifically what you seek to accomplish with the requested funds, including how this will help achieve your organizational goals and how the Town of Holly Springs will benefit.
(Please limit your response using only the space provided below)

The Food Bank of Central and Eastern NC reports that hunger is an epidemic, affecting more than 104,210 Wake County residents (see Attachment 1). Yet access to nutritious food is as essential to life as clean air and safe drinking water. This program encourages the legal harvest of excess deer, which are then efficiently delivered back to the HOLLY SPRINGS FOOD CUPBOARD as high-quality protein at no cost to the food pantry or patrons enrolled. For all residents, this project also helps to manage deer numbers, which in turn helps to protect, conserve, and restore NC wildlife and habitat - the core mission of the North Carolina Wildlife Federation. High deer densities in Wake County (41 to 50 deer per square mile according to a 2020 survey by NC Wildlife Resources Commission) and the surrounding region results in deer overgrazing of natural habitat which impact other wildlife species, deer grazing on/near roadways resulting in deer vehicle collision, and damage to urban gardens and landscapes. Reducing deer densities in southern Wake County and the surrounding region will reduce deer impact to habitat and personal property, and improve public safety.

3. Describe the impact on your program if funds are reduced or not provided.
(Please limit your response using only the space provided below)

Our ability to accept donated deer is limited only by the funding we have available to pay processing fees. The willingness of local hunters to donate deer has been demonstrated - 76 deer were donated by local hunters in 2022. Reduced income translates to fewer deer that we can accept and the less meat that we can deliver. Our overall goal for the region in 2023 is to deliver enough meat to serve 16,000 meals. A Holly Springs grant of \$2,000 will provide high quality protein for no less than 3,000 of those meals to Holly Springs patrons in need.

We are actively networking with local organizations and businesses, conducting community fundraisers with participating sportsmen and women, connecting with charitable foundations, and connecting with the general public on social media, to raise the remaining funds. We are confident that we can achieve this goal based on the enthusiasm of the hunting and farming community, and the diversity of fundraising sources achieved

4. **FINANCIAL INFORMATION**

A. List your agency's principal source(s) of funding and corresponding percentages of your budget from each:

☒ Town of Holly Springs	\$ <u>2,000</u> Amount	<u>18</u> % of Annual Budget
☒ United Way	\$ <u>3,750</u> Amount	<u>34</u> % of Annual Budget
☐ Wake County	\$ _____ Amount	_____ % of Annual Budget
☒ Foundations	\$ <u>2,000</u> Amount	<u>18</u> % of Annual Budget
☐ Federal	\$ _____ Amount	_____ % of Annual Budget
☐ Grants	\$ _____ Amount	_____ % of Annual Budget
☒ State of N.C.	\$ <u>500</u> Amount	<u>5</u> % of Annual Budget
☒ Other Private Funding	\$ <u>1,610</u> Amount	<u>15</u> % of Annual Budget
☒ Fundraisers	\$ <u>1,150</u> Amount	<u>10</u> % of Annual Budget

- B. If your organization received funding from the Town of Holly Springs last year, please describe below how those funds were used, accounting specifically for the dollars received from the Town.

In 2022 Holly Springs awarded \$2,000 to this project, all of which were used to pay a third -party, USDA-inspected processor to butcher the deer donated and return as packaged ground meat. This ground meat is being delivered by program volunteers to the Holly Springs Food Cupboard serving the underprivileged residents of Holly Springs without discrimination, at a rate of 50 pounds each week upon request of the food program, who has limited frozen food storage capacity.

- C. If applying for more than \$500, include a copy of your agency's budget for the current year as **ATTACHMENT 1.**
- D. If applying for more than \$500, include a copy of your agency's most recent independent audit report as **ATTACHMENT 2.**

5. **CERTIFICATION**

As the chief executive officer of this agency, or, as the individual applying for grant funding, I certify that the above information is true and complete to the best of my knowledge and belief.

I further agree that any funds received in response to this grant will be used for the purposes stated and that the recipient organization will comply with all state and local laws set forth for the expenditure of public funds. I/We understand that any donated funds not used for the specified purposes must be returned to the Town of Holly Springs.

Signature of Executive or Applicant

Date


Montescue D. Morée
President
South Wake Conservationists

2/5/23



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

New Business

Title: Fiscal Year 2023-24 Strategic Plan

Strategic Priority Area: Economic Prosperity & Diversity

Engaged, Healthy, & Active Community

Organizational Excellence

Responsible & Balanced Growth

Safe & Friendly

Staff Resource: Corey Petersohn, Finance

Action(s):

Adopt the Fiscal Year 2023-24 Strategic Plan.

Explanation:

- The proposed Fiscal Year 2023-24 Strategic Plan follows feedback and discussion at the February 2023 Mayor and Town Council Annual Retreat and March and April Workshop meetings.
- The Strategic Plan articulates the Mayor and Council's vision and top priorities for the community.
- The plan is divided into five strategic priority areas:
 - Economic Prosperity & Diversity
 - Engaged, Healthy, & Active Community
 - Organizational Excellence
 - Responsible and Balanced Growth
 - Safe and Friendly
- This year's update includes:
 - 11 completed strategic initiatives
 - 7 new initiatives related to Responsible and Balanced Growth, including implementing a new yard waste model, sustainability efforts, a utility allocation policy, and new initiatives to promote a diverse supply of housing options.
 - 1 new initiative within the Safe and Friendly priority area to assess future locations for Town fire stations.

Background:

- The strategic plan is a living document that is updated annually by the Mayor and Town Council in advance of the recommended budget for the upcoming fiscal year.
- The strategic plan provides the "roadmap" for the direction of the organization, which in turn guides development of the budget, policies, staff concentration areas, and communicates what is most important for advancing the quality of life in Holly Springs.

Funding Source(s):

Town Operating Budget and Community Investment Plan (CIP)

Attachment(s):

1. FY2023-24 Strategic Plan - Marked Up
2. FY2023-24 Strategic Plan - Clean



Town of Holly Springs

Fiscal Year 2023-24 Strategic Plan

Vision Statement

Holly Springs offer an unmatched quality of life that reflects the joys of small town living in a safe, family-friendly community that residents and businesses are proud to call home.

Strategic Priority Areas



Economic Prosperity & Diversity – Holly Springs provides a climate where a wide variety of businesses thrive with economic opportunity for all.



Engaged, Healthy & Active Community – Holly Springs promotes fulfilling and rewarding lifestyles with abundant, healthy living options.



Organizational Excellence – Holly Springs is a leader in responsible government with a high-performing organization that meets the public service needs of its residents.



Responsible and Balanced Growth – Holly Springs will continue to plan for future infrastructure and support a quality, balanced mix of land uses, while preserving its small town charm, characteristics, and history.



Safe and Friendly – Holly Springs is one of the safest communities in North Carolina with a welcoming spirit and inviting atmosphere.



Economic Prosperity & Diversity

1. Enhance, attract, and engage diverse economic development opportunities.

Initiative 1.1: Concentrate business recruitment efforts in the target industries of Wake County Economic Development, specifically Life Sciences, Advanced Manufacturing, IT & Technology, Clean Tech & Smart Grid and Corporate or Divisional headquarters.

Initiative 1.2: Pursue site-readiness programs and infrastructure investments to boost the attractiveness of the Town's strategic sites.

Initiative 1.3: Be a development resource to support, sustain, and grow small businesses, start-ups, and entrepreneurs.

2. Create a vibrant downtown center.

Initiative 2.1: Facilitate multi-modal accessibility to the downtown center, with an emphasis on walkability, pedestrian and bicycle safety.

Initiative 2.2: Enhance place-making in the downtown area through beautification, branding, and artistic elements.

Initiative 2.3: Explore interest and models for a Downtown Village District Business Consortium that provides an opportunity for the downtown business community to connect, collaborate, and liaise with the Town.

3. Seek partnerships to drive economic development.

COMPLETED Initiative 3.1: Proactively engage with the Holly Springs Chamber of Commerce, Wake County Economic Development, and other strategic business partners to promote the advantages and opportunities of doing business in Holly Springs.

Initiative 3.2: Attract business partners that support amateur sports, hospitality and leisure tourism activities.

COMPLETED Initiative 3.3: Connect strategic partners in the development community that facilitate life science, laboratory, and industrial flex space to support growing demand.



Engaged, Healthy & Active Community

1. Develop comprehensive parks and recreation amenity offerings to include a variety of parks, greenways, and recreation facilities.

Initiative 1.1: Prioritize recommended park improvements from the Sugg Farm and Mims Park concept plans and pursue amenity construction at each location.

Initiative 1.2: Advance design and construction of the Cass Holt Rd Park to build the first park in Holly Springs west of Hwy 55.

Initiative 1.3: Complete Arbor Creek / Middle Creek and Utley Creek – Phase 1 greenways to establish significant connections between neighborhoods and downtown. Finalize Utley Creek Phase 2 greenway alignment.

Initiative 1.4: Begin design and construction planning to complete the Jones Park Connector, Ting Park Connector, and Middle Creek to Camp Branch Greenway segments to enhance connectivity of the greenway network.

Initiative 1.5: Invest in playground safety surfacing, sunshade structures, and other amenity features in our parks and along our greenways.

2. Build partnerships to complement a board offering of events and programming.

COMPLETED Initiative 2.1: Establish a formal volunteer program to provide assistance at town program events, special service days, and town volunteer efforts.

Initiative 2.2: Leverage mutually-beneficial partnerships to provide additional events and offerings to complement existing offerings by the Town.

COMPLETED Initiative 2.3: Offer at least two events per year that educate, celebrate or feature multi-cultural, diversity, and inclusion efforts.

3. Provide a parks and recreation model with sustainable financial cost recovery policies.

COMPLETED Initiative 3.1: Analyze the cost of service for functional areas and develop a policy for cost recovery goals.

Initiative 3.2: Establish a funding strategy to advance priority park and greenway investments, including opportunities to leverage public-private partnerships.

Initiative 3.3: Align with regional planning and connectivity goals to enhance competitiveness in applying for grants from regional, county, state, and federal sources for greenway and park development funding support.



4. Protect natural resources and provide healthy opportunities for generations to enjoy.

Initiative 4.1: Enhance sustainable operation and maintenance practices at parks and recreation facilities.

Initiative 4.2: Install informational signage to bring community awareness to the unique natural resource areas throughout town.

Initiative 4.3: Provide educational resources and materials to residents of the physical, social, and mental health benefits of outdoor activities and active lifestyles.



Organizational Excellence

1. As an employer of choice, we will retain and recruit a highly skilled workforce.

Initiative 1.1: Invest in employee professional growth and development through continuous training, certifications, education, and professional accreditation.

Initiative 1.2: Provide competitive pay and benefits that retains and recruits top talent.

Initiative 1.3: Expand employee diversity and inclusion.

Initiative 1.4: Enhance recruitment tools, incentives, and/or benefits to attract a skilled workforce in difficult to fill positions.

2. Leverage technology and innovative business approaches to enhance customer service and improve business efficiencies.

Initiative 2.1: Invest in technology such as 311 system and the Town's website to improve internal efficiencies and external customer experience.

Initiative 2.2: Create and apply data-driven decision-making tools, including performance management and benchmarking, to enhance strategic and daily service delivery management.

Initiative 2.3: Develop streamlined customer engagement processes for simple building or renovation permit requests and specialized customer service approaches to assist non-building industry experts in navigating permitting processes.

Initiative 2.4: Inventory and market the Town's "Smart City" initiatives, and pursue additional Smart City initiatives that leverage data and technology to improve operational efficiencies and information sharing with residents.

3. Expand community engagement.

Initiative 3.1: Expand reach and integration of public safety and other town messages across various communication platforms such as print, social media, website, and other public engagement formats.

COMPLETED Initiative 3.2: Elevate the Town's branding consistency and professionalism.

Initiative 3.3: Use 2021 Community Survey data to refine content, communication formats, and accessibility of Town's website.



Town of Holly Springs FY 2023-24 Strategic Plan

4. Ensure financial stewardship.

Initiative 4.1: Update and apply financial best management practices such as internal controls, budgetary enhancements, and asset management.

Initiative 4.2: Enhance financial metrics and policies to achieve credit rating upgrades that in turn lead to the lowest borrowing costs for taxpayers.

Initiative 4.3: Develop new Town-wide risk management program and reduce the Town's risk exposure and actual risk liability experiences.



Responsible and Balanced Growth

1. Plan, maintain, and invest in sustainable and resilient infrastructure.

Initiative 1.1: Design and construct the Main St. right turn lane, NC55 Bypass right turn lane, Avent Ferry Rd realignment, and Holly Springs Rd. Phase II bond projects.

COMPLETED Initiative 1.2: Develop guidelines for the application of sustainable and resilient practices for new town facilities and capital infrastructure.

Initiative 1.3: Develop a coordinated long-range master plan for water, wastewater, reclaimed, and stormwater systems.

Initiative 1.4: Manage Town assets to ensure the long-term sustainability and optimal efficiency of water, wastewater, and stormwater services.

New Initiative: Reduce Town facility energy consumption by 10% over the next 5 years.

New Initiative: Implementation of a new yard waste cart model and resident convenience centers.

2. Support land use planning and policies that provide for sustainable and economic growth while balancing small town characteristics.

Initiative 2.1: Pursue a residential/non-residential tax base ratio of 70%/30%.

COMPLETED Initiative 2.2: Achieve SolSmart silver community designation.

New Initiative: Leverage the Water Resource Management Policy in future development.



Town of Holly Springs FY 2023-24 Strategic Plan

3. Establish sustainability and resiliency practices that balance the protection and preservation of historical and environmental assets with fiscal and operational efficiency.

COMPLETED Initiative 3.1: Complete action plan and protocols for implementation of sustainability and resiliency practices in fleet management, solid waste, and facility maintenance energy efficiency.

COMPLETED Initiative 3.2: Pursue local and state tools, resources, legislation and policies that enhance historical preservation efforts.

Initiative 3.3: Invest in reclaimed water utilization efforts to enhance conservation of natural resources.

Initiative 3.4: Develop a water, sewer and reclaimed asset management plan to ensure system integrity and identify needed maintenance and investments to handle future growth.

Initiative 3.5: Engage staff and community partners to increase awareness and understanding of sustainability opportunities and practices.

New Initiative: Identify opportunities to transition Town light duty non-public safety vehicles to hybrid or electric, as appropriate.

4. Partner with neighbors to promote smart regional infrastructure investments.

Initiative 4.1: Support an efficient and connected local and regional multi-modal transportation system through engagement on projects including the I-540 Southeast Extension and Wake Transit Plan.

Initiative 4.2: Secure funding partnerships for transportation, water, wastewater, and stormwater infrastructure that leverages regional opportunities for investments.

Initiative 4.3: Engage with Wake County, and other organizations as necessary, to promote best practices of waste management at the South Wake Landfill.



Town of Holly Springs FY 2023-24 Strategic Plan

5. Leverage Town and regional partners to mitigate resident housing displacement from NCDOT and Town infrastructure projects. Promote a diverse supply of housing options.

~~**Initiative 5.1:** Support the Wake County Department of Housing Affordability and Community Revitalization's efforts to increase housing options on County-owned property north of Ting Park.~~

~~**Initiative 5.2:** Pursue partnerships with non-profit and private organizations to create affordable options.~~

~~**Initiative 5.3:** Identify and evaluate opportunities for flexibility and streamlining of permitting and development requirements to increase developer interest.~~

COMPLETED Initiative 5.4: Conduct a Housing Study (with a complimentary Citizens Affordable Housing Committee) to analyze the Town's housing composition, strengths, challenges, gaps, and potential courses of action.

New Initiative: Evaluate and identify potential modifications to Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character to support greater housing diversity, specifically along transportation corridors and targeted economic development areas.

New Initiative: Establish criteria for Area Median Income (AMI) and percentage of workforce housing units within a development in order for a development project to be considered for fee or improvement credits.

New Initiative: Update the Housing hub website as a resource for developers and residents seeking information on housing programs and data on housing in Holly Springs.



Safe & Friendly

1. Maintain the Town's high level of public safety.

Initiative 1.1: Promote a community-policing philosophy with an emphasis on building "organic" partnerships and unique approaches to meet community needs; and ensure law enforcement personnel are visible and able to interact with residents, visitors and business owners on a regular basis.

Initiative 1.2: Invest in planning and development of Fire Station #3 to enhance the level of fire and medical response and emergency readiness.

Initiative 1.3: Invest in data-driven, geo-based and analytical policing strategies to develop a more technologically advanced approach to crime prevention and investigations.

Initiative 1.4: Apply for Police Department CALEA accreditation, recognizing commitment to professional policing and national best practices and standards.

Initiative 1.5: Develop multi-disciplinary approaches and partnerships to address social, physical and mental health issues with the goal of interrupting recurring cycles and making appropriate referrals to organizations with subject matter expertise.

Initiative 1.6: Complete a Fire Department organizational self-assessment and draft a department strategic plan in preparation for seeking accreditation from the Center for Public Safety Excellence.

2. Plan for adequate public infrastructure that promotes a safe community.

Initiative 2.1: Deploy pedestrian safety devices and traffic control measures to enhance pedestrian and bicycle safety.

Initiative 2.2: Design a network for an innovative and intelligent transportation system with NCDOT.

New Initiative: Assess fire station coverage needs and potential locations for future Fire Stations 4 and 5.



3. Cultivate a creative and friendly atmosphere that is welcoming to all cultures and the diversity of our residents and visitors.

Initiative 3.1: Enhance citizen engagement and outreach events for police and fire.

Initiative 3.2: Identify innovative and receptive approaches to engage communities that are traditionally underserved.

Initiative 3.3: Develop policies, procedures, and/or mitigation strategies for management of property nuisance abatement.



Town of Holly Springs

Fiscal Year 2023-24 Strategic Plan

Vision Statement

Holly Springs offer an unmatched quality of life that reflects the joys of small town living in a safe, family-friendly community that residents and businesses are proud to call home.

Strategic Priority Areas



Economic Prosperity & Diversity – Holly Springs provides a climate where a wide variety of businesses thrive with economic opportunity for all.



Engaged, Healthy & Active Community – Holly Springs promotes fulfilling and rewarding lifestyles with abundant, healthy living options.



Organizational Excellence – Holly Springs is a leader in responsible government with a high-performing organization that meets the public service needs of its residents.



Responsible and Balanced Growth – Holly Springs will continue to plan for future infrastructure and support a quality, balanced mix of land uses, while preserving its small town charm, characteristics, and history.



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Economic Prosperity & Diversity

1. Enhance, attract, and engage diverse economic development opportunities.

Initiative 1.1: Concentrate business recruitment efforts in the target industries of Wake County Economic Development, specifically Life Sciences, Advanced Manufacturing, IT & Technology, Clean Tech & Smart Grid and Corporate or Divisional headquarters.

Initiative 1.2: Pursue site-readiness programs and infrastructure investments to boost the attractiveness of the Town's strategic sites.

Initiative 1.3: Be a development resource to support, sustain, and grow small businesses, start-ups, and entrepreneurs.

2. Create a vibrant downtown center.

Initiative 2.1: Facilitate multi-modal accessibility to the downtown center, with an emphasis on walkability, pedestrian and bicycle safety.

Initiative 2.2: Enhance place-making in the downtown area through beautification, branding, and artistic elements.

Initiative 2.3: Explore interest and models for a Downtown Village District Business Consortium that provides an opportunity for the downtown business community to connect, collaborate, and liaise with the Town.

3. Seek partnerships to drive economic development.

Initiative 3.1: Attract business partners that support amateur sports, hospitality and leisure tourism activities.



Engaged, Healthy & Active Community

1. Develop comprehensive parks and recreation amenity offerings to include a variety of parks, greenways, and recreation facilities.

Initiative 1.1: Prioritize recommended park improvements from the Sugg Farm and Mims Park concept plans and pursue amenity construction at each location.

Initiative 1.2: Advance design and construction of the Cass Holt Rd Park to build the first park in Holly Springs west of Hwy 55.

Initiative 1.3: Complete Arbor Creek / Middle Creek and Utley Creek – Phase 1 greenways to establish significant connections between neighborhoods and downtown. Finalize Utley Creek Phase 2 greenway alignment.

Initiative 1.4: Begin design and construction planning to complete the Jones Park Connector, Ting Park Connector, and Middle Creek to Camp Branch Greenway segments to enhance connectivity of the greenway network.

Initiative 1.5: Invest in playground safety surfacing, sunshade structures, and other amenity features in our parks and along our greenways.

2. Build partnerships to complement a board offering of events and programming.

Initiative 2.1: Leverage mutually-beneficial partnerships to provide additional events and offerings to complement existing offerings by the Town.

3. Provide a parks and recreation model with sustainable financial cost recovery policies.

Initiative 3.1: Establish a funding strategy to advance priority park and greenway investments, including opportunities to leverage public-private partnerships.

Initiative 3.2: Align with regional planning and connectivity goals to enhance competitiveness in applying for grants from regional, county, state, and federal sources for greenway and park development funding support.

4. Protect natural resources and provide healthy opportunities for generations to enjoy.

Initiative 4.1: Enhance sustainable operation and maintenance practices at parks and recreation facilities.

Initiative 4.2: Install informational signage to bring community awareness to the unique natural resource areas throughout town.

Initiative 4.3: Provide educational resources and materials to residents of the physical, social, and mental health benefits of outdoor activities and active lifestyles.



Organizational Excellence

1. As an employer of choice, we will retain and recruit a highly skilled workforce.

Initiative 1.1: Invest in employee professional growth and development through continuous training, certifications, education, and professional accreditation.

Initiative 1.2: Provide competitive pay and benefits that retains and recruits top talent.

Initiative 1.3: Expand employee diversity and inclusion.

Initiative 1.4: Enhance recruitment tools, incentives, and/or benefits to attract a skilled workforce in difficult to fill positions.

2. Leverage technology and innovative business approaches to enhance customer service and improve business efficiencies.

Initiative 2.1: Invest in technology such as 311 system and the Town's website to improve internal efficiencies and external customer experience.

Initiative 2.2: Create and apply data-driven decision-making tools, including performance management and benchmarking, to enhance strategic and daily service delivery management.

Initiative 2.3: Develop streamlined customer engagement processes for simple building or renovation permit requests and specialized customer service approaches to assist non-building industry experts in navigating permitting processes.

Initiative 2.4: Inventory and market the Town's "Smart City" initiatives, and pursue additional Smart City initiatives that leverage data and technology to improve operational efficiencies and information sharing with residents.

3. Expand community engagement.

Initiative 3.1: Expand reach and integration of public safety and other town messages across various communication platforms such as print, social media, website, and other public engagement formats.

Initiative 3.2: Use 2021 Community Survey data to refine content, communication formats, and accessibility of Town's website.



Town of Holly Springs FY 2023-24 Strategic Plan

4. Ensure financial stewardship.

Initiative 4.1: Update and apply financial best management practices such as internal controls, budgetary enhancements, and asset management.

Initiative 4.2: Enhance financial metrics and policies to achieve credit rating upgrades that in turn lead to the lowest borrowing costs for taxpayers.

Initiative 4.3: Develop new Town-wide risk management program and reduce the Town's risk exposure and actual risk liability experiences.



Responsible and Balanced Growth

1. Plan, maintain, and invest in sustainable and resilient infrastructure.

Initiative 1.1: Design and construct the Main St. right turn lane, NC55 Bypass right turn lane, Avent Ferry Rd realignment, and Holly Springs Rd. Phase II bond projects.

Initiative 1.2: Develop a coordinated long-range master plan for water, wastewater, reclaimed, and stormwater systems.

Initiative 1.3: Manage Town assets to ensure the long-term sustainability and optimal efficiency of water, wastewater, and stormwater services.

Initiative 1.4: Reduce Town facility energy consumption by 10% over the next 5 years.

Initiative 1.5: Implementation of a new yard waste cart model and resident convenience centers.

2. Support land use planning and policies that provide for sustainable and economic growth while balancing small town characteristics.

Initiative 2.1: Pursue a residential/non-residential tax base ratio of 70%/30%.

Initiative 2.2: Leverage the Water Resource Management Policy in future development.

3. Establish sustainability and resiliency practices that balance the protection and preservation of historical and environmental assets with fiscal and operational efficiency.

Initiative 3.1: Invest in reclaimed water utilization efforts to enhance conservation of natural resources.

Initiative 3.2: Develop a water, sewer and reclaimed asset management plan to ensure system integrity and identify needed maintenance and investments to handle future growth.

Initiative 3.3: Engage staff and community partners to increase awareness and understanding of sustainability opportunities and practices.

Initiative 3.4: Identify opportunities to transition Town light duty non-public safety vehicles to hybrid or electric, as appropriate.



Town of Holly Springs FY 2023-24 Strategic Plan

4. Partner with neighbors to promote smart regional infrastructure investments.

Initiative 4.1: Support an efficient and connected local and regional multi-modal transportation system through engagement on projects including the I-540 Southeast Extension and Wake Transit Plan.

Initiative 4.2: Secure funding partnerships for transportation, water, wastewater, and stormwater infrastructure that leverages regional opportunities for investments.

Initiative 4.3: Engage with Wake County, and other organizations as necessary, to promote best practices of waste management at the South Wake Landfill.

5. Promote a diverse supply of housing options.

Initiative 5.1: Evaluate and identify potential modifications to Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character to support greater housing diversity, specifically along transportation corridors and targeted economic development areas.

Initiative 5.2: Establish criteria for Area Median Income (AMI) and percentage of workforce housing units within a development in order for a development project to be considered for fee or improvement credits.

Initiative 5.3: Update the Housing hub website as a resource for developers and residents seeking information on housing programs and data on housing in Holly Springs.



Safe & Friendly

1. Maintain the Town's high level of public safety.

Initiative 1.1: Promote a community-policing philosophy with an emphasis on building "organic" partnerships and unique approaches to meet community needs; and ensure law enforcement personnel are visible and able to interact with residents, visitors and business owners on a regular basis.

Initiative 1.2: Invest in planning and development of Fire Station #3 to enhance the level of fire and medical response and emergency readiness.

Initiative 1.3: Invest in data-driven, geo-based and analytical policing strategies to develop a more technologically advanced approach to crime prevention and investigations.

Initiative 1.4: Apply for Police Department CALEA accreditation, recognizing commitment to professional policing and national best practices and standards.

Initiative 1.5: Develop multi-disciplinary approaches and partnerships to address social, physical and mental health issues with the goal of interrupting recurring cycles and making appropriate referrals to organizations with subject matter expertise.

Initiative 1.6: Complete a Fire Department organizational self-assessment and draft a department strategic plan in preparation for seeking accreditation from the Center for Public Safety Excellence.

2. Plan for adequate public infrastructure that promotes a safe community.

Initiative 2.1: Deploy pedestrian safety devices and traffic control measures to enhance pedestrian and bicycle safety.

Initiative 2.2: Design a network for an innovative and intelligent transportation system with NCDOT.

Initiative 2.3: Assess fire station coverage needs and potential locations for future Fire Stations 4 and 5.



Town of Holly Springs FY 2023-24 Strategic Plan

3. Cultivate a creative and friendly atmosphere that is welcoming to all cultures and the diversity of our residents and visitors.

Initiative 3.1: Enhance citizen engagement and outreach events for police and fire.

Initiative 3.2: Identify innovative and receptive approaches to engage communities that are traditionally underserved.

Initiative 3.3: Develop policies, procedures, and/or mitigation strategies for management of property nuisance abatement.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

New Business

Title: Resolution of Intent to Proceed with General Obligation Bond Referendum

Strategic Priority Area: Engaged, Healthy, & Active Community
Organizational Excellence

Staff Resource: Tina Stroupe, Finance

Action(s):

Adopt Resolution 23-07 directing the Town Clerk to publish a Notice of Intent to apply to the Local Government Commission (LGC) and Resolution 23-08 directing the Town Finance Director to apply for authorization from the LGC to proceed with a General Obligation Bond Referendum.

Explanation:

- This item requests approval of resolutions 23-07 and 23-08 as part of the Parks and Recreation General Obligation Bonds process for a referendum in November 2023.
- Resolution 23-07 shall direct the Town Clerk to publish the required Notice of Intent to apply to the Local Government Commission (LGC).
- Resolution 23-08 shall direct the Finance Director to apply for authorization from the LGC to continue with the General Bond Referendum.

Background:

- In the November 2021 Community Satisfaction Survey, one of the top three areas that residents indicated that more town focus should be given to over the next couple years included parks and recreation investments.
- In February 2023, at the Annual Town Council Retreat, Council provided direction to staff to pursue a bond referendum in November of 2023 with the intent of issuing \$100 million of general obligation bonds.
- These bonds are to provide funding for the costs of acquiring, constructing, renovating and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and acquisition of any necessary furnishing and equipment, land, rights-of-way and required easements of land.
- Bond proceeds would be used to construct a new 55-acre park on Cass Holt Rd. and provide funding for several smaller capital improvements at other existing park or greenway locations.
- Future Council actions will include:
 - May 16, 2023 - Introduction of bond order and adoption of resolution setting the public hearing on the Bond Order for June 20, 2023
 - June 20, 2023 - A public hearing will be held, along with adoption of the Bond order and a resolution setting a Special Bond Referendum
 - November 21, 2023 - Adoption of resolution certifying and declaring the results of

the Special Bond Referendum held on November 17, 2023

Funding Source(s):

Attachment(s):

1. 23-07 Directing the Publication of Notice of Intention to Apply to the LGC for Approval of Bonds
2. 23-08 Authorizing Finance Director to Apply to LGC



Resolution No. 23-07

Date Adopted: April 18, 2023

Effective Date:

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO APPLY TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF BONDS

WHEREAS, the Town Council (the "*Town Council*") of the Town of Holly Springs, North Carolina (the "*Town*") is considering the issuance of general obligation bonds of the Town which shall be for the following purposes and in the following maximum amount:

\$100,000,000 of bonds to provide funds to pay the costs of acquiring, constructing, renovating, and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements in land required therefor.

NOW, THEREFORE, BE IT RESOLVED by the Town Council that the Town Clerk is hereby directed to cause a copy of the "Notice of Intention to Apply to the Local Government Commission for Approval of Bonds" to be published in a newspaper of general circulation in the Town.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

Read, approved and adopted this 18th day of April, 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk



STATE OF NORTH CAROLINA)
)
TOWN OF HOLLY SPRINGS) SS:

I, Linda McKinney, Town Clerk of the Town of Holly Springs, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution titled “**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO APPLY TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF BONDS**” adopted by the Town Council of the Town of Holly Springs, North Carolina in regular session convened on the 18th day of April, 2023, as recorded in the minutes of the Town Council of the Town of Holly Springs, North Carolina.

WITNESS my hand and the seal of the Town of Holly Springs, North Carolina, this the ____ day of _____, 2023.

(SEAL)

Town Clerk
Town of Holly Springs, North Carolina





Resolution No. 23-08

Date Adopted: April 18, 2023

Effective Date:

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH
CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED
BOND ISSUE AND AUTHORIZING THE APPLICATION TO THE LOCAL GOVERNMENT
COMMISSION**

WHEREAS, the Town Council (the "*Town Council*") of the Town of Holly Springs, North Carolina (the "*Town*") is considering the issuance of general obligation bonds of the Town which shall be for the following purposes and in the following maximum amount:

\$100,000,000 of bonds to provide funds to pay the costs of acquiring, constructing, renovating, and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements in land required therefor;

WHEREAS, the Town Council hereby determines that the combined purposes for which the proposed bonds are to be issued under the bond order as described above are not unrelated as permitted by Section 159-48(g) of the North Carolina General Statutes, as amended; and

WHEREAS, certain findings of fact by the Town Council must be presented to enable the Local Government Commission of the State of North Carolina to make certain determinations as set forth in Section 159-52 of the North Carolina General Statutes, as amended.

NOW, THEREFORE, BE IT RESOLVED that the Town Council, meeting in open session on the 18th day of April, 2023, has made the following factual findings in regard to this matter:

A. ***Facts Regarding Necessity of Proposed Financing.*** The proposed bonds are necessary and expedient to pay the costs of acquiring, constructing, renovating, and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements in land required therefor.

B. ***Facts Supporting the Amount of Bonds Proposed.*** The sum estimated for these bonds are adequate and not excessive for the proposed purposes. Estimates for the proposed projects have been carefully analyzed and determined by persons knowledgeable about the projects.

C. ***Past Debt Management Procedures and Policies.*** The Town's debt management procedures and policies are good and have been carried out in compliance with law. The Town employs a Finance Officer to oversee compliance with applicable laws relating to debt management. The Town Council requires annual audits of Town finances. In connection with these audits, compliance with laws

is reviewed. The Town is not in default in any of its debt service obligations. The Town Attorney reviews all debt-related documents for compliance with laws.

D. **Past Budgetary and Fiscal Management Policies.** The Town's budgetary and fiscal management policies have been carried out in compliance with laws. Annual budgets are closely reviewed by the Town Council before final approval of budget ordinances. Budget amendments changing a function total or between functions are presented to the Town Council at regular Town Council meetings. The Finance Officer presents financial information to the Town Council which shows budget to actual comparisons annually and otherwise as the Town Manager deems necessary or as a member of the Town Council may request.

E. **Increase in Taxes.** The increase in taxes necessary to service the proposed debt will not be excessive. The schedule for issuance anticipates issuing all of the bonds in one or more series during the seven years following the adoption of the bond order.

F. **Marketing of Bonds.** The proposed bonds can be marketed at reasonable rates of interest.

G. **Estimated Interest.** The assumptions used by the Finance Officer of the Town in preparing the statement of disclosure to be filed with the Town Clerk pursuant to Section 159-55.1(a) of the General Statutes of North Carolina are reasonable.

BE IT FURTHER RESOLVED that the Town Council hereby authorizes and directs the Town Manager and the Finance Officer of the Town, individually and collectively, to file with the Local Government Commission an application for its approval of General Obligation Parks and Recreation Bonds hereinbefore described, on a form prescribed by said Commission, and (1) to request in such application that said Commission approve the Town's use of Parker Poe Adams & Bernstein LLP, as bond counsel for the Town and (2) to state in such application such facts and to attach thereto such exhibits in regard to such General Obligation Parks and Recreation Bonds and to the Town and its financial condition, as may be required by said Commission.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

Read, approved and adopted this 18th day of April, 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk



STATE OF NORTH CAROLINA)
)
TOWN OF HOLLY SPRINGS) SS:

I, Linda McKinney, Town Clerk of the Town of Holly Springs, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution titled “**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE AND AUTHORIZING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION**” adopted by the Town Council of the Town of Holly Springs, North Carolina in regular session convened on the 18th day of April, 2023, as recorded in the minutes of the Town Council of the Town of Holly Springs, North Carolina.

WITNESS my hand and the seal of the Town of Holly Springs, North Carolina, this the ____ day of _____, 2023.

(SEAL)

Town Clerk
Town of Holly Springs, North Carolina





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: Resolution Denouncing Discriminatory Practices

Strategic Priority Area: Safe & Friendly

Staff Resource: Mayor Pro Tem Dan Berry

Action(s):

Adopt Resolution 23-11 Denouncing Discriminatory Practices and Declaring the Town an Inclusive and Welcoming Community.

Explanation:

- Resolution 23-11, denouncing discriminatory practices, was proposed by Mayor Pro Tem Dan Berry and supported by a majority of Council members.
- It is similar, but not identical, to Resolution 21-29.

Background:

- Resolution 21-29 was adopted on November 30, 2021.

Funding Source(s):

N/A

Attachment(s):

1. 23-11 Denouncing Discriminatory Practices



Resolution No. 23-11

Date Adopted: April 18, 2023

Effective Date: April 18, 2023

**RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL
DENOUNCING DISCRIMINATORY PRACTICES AND DECLARING THE TOWN AN
INCLUSIVE AND WELCOMING COMMUNITY.**

WHEREAS, The Town Council fully embraces and supports the social and economic gains advanced by the Civil Rights Act of 1964 and welcomes all people and recognizes the importance of diversity, individual expression, and living a life free from discrimination based on race, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability; and

WHEREAS, discrimination and the tolerance of discrimination is detrimental to the health, safety, welfare, and economic well-being of the Town and the peace and dignity which the Town seeks to promote for all of its residents, business, and visitors; and

WHEREAS, the Town in its business and employment practices also rejects all forms of discrimination and prohibits its employees and volunteers from such conduct;

NOW, THEREFORE, BE IT RESOLVED the Holly Springs Town Council denounces and condemns the practice of discrimination of any person based solely on the basis of a person's race, ethnicity, creed, color, sex, marital or familial status, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, pregnancy, National Guard or veteran status, religious belief or non-belief, age, or disability, and hereby urges all residents, businesses, and visitors to do the same.

Adopted by the Holly Springs Town Council on this, the 18th day of April, 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

