

Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Daniel Lancaster  
Judy Klusman  
Craig Pierce



Aaron Church, County Manager  
Sarah Pack, Clerk to the Board  
John W. Dees, II, County Attorney

## Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144  
Telephone 704-216-8181 • Fax 704-216-8195

### MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

April 7, 2025 – 3:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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#### PRESENT:

Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Craig Pierce, Commissioner  
Judy Klusman, Commissioner  
Daniel Lancaster, Commissioner

County Manager Aaron Church, Clerk to the Board Sarah Pack, County Attorney Jay Dees, and Finance Director Anna Bumgarner were also present.

#### Call to Order

Chairman Edds called the meeting to order at 3:00 p.m. Michael Taylor Jr. (son of Chaplain Michael Taylor) provided a solemnizing prayer via Zoom audio conferencing software. Chairman Edds lead the Pledge of Allegiance.

#### Consider Additions to the Agenda

Chairman Edds noted that Budget Amendment 91 would be added to the Budget Amendments in Consent Item F.

#### Consider Deletions From the Agenda

There were no deletions from the agenda.

#### Consider Approval of the Agenda

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve the agenda as amended.*

#### Consider Approval of the Consent Agenda

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve the Consent Agenda as amended, as follows:*

- A. *Consider Approval of the Minutes - 3/17/25 Regular Meeting and 2/17/25 Annual Planning Retreat*
- B. *Amendment #2 - Rowan County History Museum - RCC Lease*
- C. *Award Tax Revaluation 2027 - Piner Appraisal Inc.*
- D. *Change Order #1 - Holden Building Co. - RCC Health Department Project*
- E. *Request to Use County Property for Cruise-In/Car Show - 2025*

F. Budget Amendments, as follows:

4125- Finance	Transfer funds to cover design for new HVAC system at 911 Center	\$15,000
4125- Finance	Transfer funds to align accounts with spending for Vector invoices April - June	\$19,295
5100- Health Department	Transfer funds to budget for AA123 Investment in Performance management	\$12,256
5100-Health Department	Transfer funds to budget funding received from the Vital Strategies Grant	\$69,995
5100- Health Department	Transfer funds to budget EMS- SAMHAS Grant	\$106,447
5100- Health Department	Transfer funds to increase funding on AA874	\$19,439
5100- Health Department	Transfer funds to budget for Reach Grant	\$51,689
5300- Social Services	Transfer donation funds to expenses to provide goods and services to clients	\$159,430
RCC& Parks	Transfer funds to budget for Novant grant funding to purchase first aid kits	\$25,125
6400- Animal Services	Transfer donation funds and salaries to purchase commercial washing machine	\$15,010
4125-Finance	Transfer funds to cover the difference in the Detention Center Security Redevelopment with Cornerstone Inc.	\$731,515
4125- Finance	Transfer funds for change of contract #3 C24307 with HDR for dentetion center security	\$50,000
4125- Finance	Transfer funds to cover revaluation contract	\$680,735
4950- Cooperative Extension	Transfer funds from revenues to expenses to cover remainder of FY25	\$13,000
5100-Health Department	Transfer funds to recongnize AA719 CBC funding	\$127,823

G. Sole Source - Henry Schein, Dentrix - FY25-28

H. MOA - Benchmarks - DSS

I. Award/Approve Contract - Detention Center Security Redevelopment - Cornerstone Inc.

J. Change Order #3 - Courthouse & Detention Center Security - HDR

K. Replacement Vehicle Purchase FY25 - Environmental Health

L. Board of Equalization and Review Resolution

M. Martin Starnes Engagement Letter AFIR

N. Request Approval for Temporary Franchise Agreement

O. Sole Source - Daymark - Mental Health Service(s) – Veterans Treatment Court

P. Sole Source - Tyler Technologies - Enterprise Assessment & Tax Maintenance Renewal

Q. Sole-Source 120 Water - FY25-26

R. DNP Bathhouse Project - Additional Work - Surveying - CESI

S. GRANTS: Request to approve accepting grant funding for 12 AEDs from Novant Health (Parks & Recreation)

- T. Amendment #2 - Piedmont Players - RCC Lease
- U. Sole Source - Benchmarks NC - FY25-29
- V. The FMRT Group - Psychological Services - Emergency Services
- W. WEP Ag Building Project - Additional Work - Lighting Control Upgrade - SE Collins
- X. E-Rate Program - Spectrum Service Order - Lilbrary
- Y. Sole Source - The Pursell Group, LLC. d/b/a The Vet Recruiter - Animal Services
- Z. COPS MOU for grant-funded RSSS School Resource Officer (SRO) - Revised
- AA. NRA Grant Acceptance for Rowan County 4H program
- BB. WEP Ag Building Project - Additional Work - AV Room - SE Collins
- CC. Change Order #23 - Wharton Smith - WEP
- DD. Architectural Services for Property Selection & Design – Emergency Services
- EE. Authorize the MPO to use the Rowan County Event Center
- FF. Rowan Community Center (WEP-Ag Center) Additional Items
- GG. Change Order #5 - Fleet Management - Vector Fleet Management LLC.

**Public Comment Period**

Chairman Edds opened the floor for Public Comment and closed it after no one wished to speak.

**Special Recognitions**

Chairman Edds recognized Public Health and read a Proclamation establishing Public Health Week into record. Public Health Director Alyssa Harris thanked the Board for their support.

*On motion of Edds, seconded by Pierce, the Board voted 5-0 to approve a Proclamation for National Public Health Week, as follows:*

***ROWAN COUNTY PUBLIC HEALTH - NATIONAL PUBLIC HEALTH WEEK PROCLAMATION***

*WHEREAS, the health and well-being of our community members are of utmost importance; and*

*WHEREAS, the week of April 7-13, 2025, marks the 30th anniversary of National Public Health Week, with the theme “It Starts Here,” highlighting the importance of making a difference in our homes, communities, and state; and*

*WHEREAS, public health professionals play a crucial role in preventing disease, promoting healthy lifestyles, and ensuring equitable access to quality healthcare for all individuals; and*

*WHEREAS, a person’s health status can differ drastically by ZIP code due to differences in the built environment, environmental quality, community context, access to healthy food, education, and healthcare; and*

*WHEREAS, the Rowan County Board of Commissioners is committed to promoting and protecting the health of our residents through evidence-based policies, programs, and services;*

*NOW, THEREFORE, BE IT RESOLVED that the Rowan County Board of Commissioners hereby proclaims the first full week of April as National Public Health Week in Rowan County.*

*BE IT RESOLVED that during this week, we encourage residents to participate in activities promoting health and wellness, including physical activity, healthy eating, and preventive healthcare.*

*BE IT FURTHER RESOLVED that we call upon all residents, businesses, schools, and community organizations to join us in prioritizing the health and well-being of our community through policies and initiatives that support public health and disease prevention.*

Chairman Edds recognized Public Safety Telecommunicators Week and the Emergency Services staff in attendance and commended them for their service. He read into record a Proclamation establishing Public Safety Telecommunicators Week. Chief Allen Cress thanked the Board for their support.

*On motion of Edds, seconded by Pierce, the Board voted 5-0 to approve a Proclamation for Public Safety Telecommunicators Week, as follows:*

**PROCLAMATION**  
**PUBLIC SAFETY TELECOMMUNICATORS WEEK**  
**April 13-19, 2025**

*WHEREAS, the services and functions performed by the Rowan County Public Safety Telecommunicators are critical to the safety and welfare of the citizens of Rowan County and the municipalities; and*

*WHEREAS, the Public Safety Telecommunicators provide 24-hour service seven days per week as the vital link in the chain of emergency services providers; and*

*WHEREAS, these dedicated professionals are the initial point of contact for citizens in crisis situations who need emergency services assistance. In answering the public's daily cries for help, they are often instrumental in saving lives and reducing property damage when tragedy strikes.*

*NOW THEREFORE the Rowan County Board of Commissioners does hereby proclaim April 13-19, 2025 as "Public Safety Telecommunicators Week" in Rowan County and urges all citizens to acknowledge the contributions of these loyal public servants.*

**Child Community Protection Team Annual Report**

Amy Brown, SmartStart Rowan Director, shared how SmartStart and community partners help provide a foundation for childhood wellbeing. She described the type of information provided in the Annual Report.

Shawn Edman, Terrie Hess Child Advocacy Center, described the services provided by the Terrie Hess House for children in crisis or traumatic situations. He also shared resources for parents to create more stable home environments.

Public Health Director Alyssa Harris explained Public Health's role in the Child Community Protection Team (CCPT). Public Health explores all child deaths in the community. The CCPT and the CFPT (Child Fatality Prevention Team) are working as one team to identify causes and prevention.

The CCPT/CFPT) reviewed a total of 21 fatality cases in 2024.

- Unique health conditions/illness (5)
- Suffocation in bed/Unsafe sleeping conditions(5)
- Extreme prematurity (4)
- Abnormal conditions of newborn (3)
- Smoke inhalation due to house fire (2)
- Firearm Accident (1)
- Homicide (1)

Social Services Deputy Director Josh Stutts provided a summary of Social Service’s role in the CCPT.

The estimated population for Rowan County in 2021 according to the United States Census Bureau was 148,150. Children make up approximately 21.9% of the population. From January through December in 2024, DSS received 2682 child protective services reports and completed assessments on 1342 cases. Most of these reports alleged neglect. The number of reports is trending slightly upward.

There were a total of 224 families served by In-Home Family services in 2024, with an average of 231 children per month receiving services compared to 149 children the prior year. A total of 336 children were served in foster care in calendar year 2024, with 160 entering care because of abuse, neglect, and/or dependency during the year. Last year’s report reflected 344 total served and 148 entering care during the year. Rowan County provided training and oversight for an average of 30 licensed foster homes monthly in the calendar year of 2024, licensing 4 new foster homes during the year. Substance use remains the primary contributing factor for removals in 2024.

*On motion of Klusman, seconded by Lancaster, the Board voted to receive and accept the Child Community Protection Team Annual Report and approve a Proclamation for Child Abuse Prevention and Awareness Month, as follows:*

***Proclamation for Child Abuse Prevention and Awareness Month***

*WHEREAS, child maltreatment is a community problem and finding a solution depends upon involvement among people throughout the community; and*

*WHEREAS, child maltreatment occurs when parents find themselves in stressful situations without community resources and unable to cope; and*

*WHEREAS, approximately 116,566 children were subject of investigations of abuse, neglect and/or dependency in North Carolina in fiscal year 2023; and*

*WHEREAS, 20 children were victims of homicide by their parent or caretaker in North Carolina during the year 2022; and*

*WHEREAS, the majority of child maltreatment cases stem from situations and conditions that are preventable in an engaged and supportive community; and*

*WHEREAS, the effects of child maltreatment are felt by whole communities, and need to be addressed by the entire community; and*

*WHEREAS, effective child maltreatment prevention programs succeed because of partnerships created among social service agencies, schools, faith*

*communities, civic organizations, law enforcement agencies, and the business community.*

*THEREFORE, the Rowan County Commissioners do hereby proclaim April 2025 as Child Abuse Prevention Month in Rowan County and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in our efforts to prevent child maltreatment and strengthen the communities in which we live.*

### **Public Hearing – TEFRA**

Allen Robertson, Managing Partner at Robinson Bradshaw, said Robinson Bradshaw is serving as Bond Counsel for an anticipated issuance of tax-exempt bonds (the “2025 Bonds”) for the benefit of Novant Health and its affiliates (“Novant”). Some of the proceeds from the 2025 Bonds will finance/refinance facilities of Novant in Rowan County. The 2025 Bonds will be issued by the National Finance Authority of New Hampshire. Due to federal tax law, the Rowan County Board of Commissioners will need to approve the issuance of the 2025 Bonds and hold a public hearing for purposes of Section 147(f) of the Internal Revenue Code (commonly referred to as “TEFRA”). The public hearing and approval are a procedural requirement of federal tax law and the 2025 Bonds will not constitute a debt of Rowan County.

Vice-Chairman Greene explained that the County shoulders no burden for these bonds. This is simply a federal requirement and there is no financial responsibility for the County.

At 3:29 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

*On motion of Pierce, seconded by Klusman, the Board voted 5-0 to approve a Resolution Approving the Issuance of Not To Exceed \$855,000,000 Tax-exempt Bonds to be Issued by the National Finance Authority for the Benefit of Novant Health, Inc. (Attachment A).*

### **Farmland Preservation Fund Discussion**

Chairman Edds said farming community members approached the Board with a request regarding funding for farmland preservation. He explained how taxation for farmland works in Rowan County. Some farm owners want to place their land in conservation easements which is an expensive process. This funding would be used to assist farm owners in conserving land. He described the funding plan and how it would apply. A policy has been developed to guide this initiative.

Vice-Chairman Greene clarified that the County is not buying land or providing money, but simply providing an avenue for funding assistance. The idea of farmland preservation is to retain the beauty and utility of Rowan County.

Chairman Edds said the County will work with agriculture/farming partners to determine the annual needs.

*On motion of Edds, seconded by Klusman, the Board voted 5-0 to approve the Rowan County Farmland Preservation Policy.*

**Board Appointments**

*On motion of Klusman, seconded by Greene, the Board voted 5-0 to make the following appointments:*

- *Jason Corriher to a County seat on the Bostian Heights Volunteer Fire Department Board of Trustees*
- *Charles Haas to a County seat on the Bostian Heights Volunteer Fire Department Board of Trustees*
- *Ronald-Christopher Barger to a County seat on the Bostian Heights Volunteer Fire Department Fire Commissioners*
- *Virgil Misenheimer to a County seat on the Bostian Heights Volunteer Fire Department Fire Commissioners*
- *Tracy Winecoff to a County seat on the Bostian Heights Volunteer Fire Department Fire Commissioners*
- *Claude Rogers, Jr. to a County seat on the Cleveland Community Volunteer Fire Department Fire Commissioners*
- *Byron Lewis to a County seat on the Cleveland Community Volunteer Fire Department Fire Commissioners*
- *Giovanni Spillman to an At Large seat on the Historic Landmarks Commission*
- *William Crowell to an At Large seat on the Home and Community Care Block Grant Advisory Committee*
- *Krista Woolly to an At Large seat on the Home and Community Care Block Grant Advisory Committee*
- *Local Emergency Planning Committee appointments, as follows:*

<b>APPLICANT</b>	<b>SEAT NAME</b>
<i>Monty Gibson</i>	<i>Henkel Representative</i>
<i>Karen Hamby</i>	<i>NCEM Area Coordinator</i>
<i>Bethany Perez</i>	<i>Rowan County Health Dept. Representative</i>
<i>Kulema McKoy</i>	<i>Hexagon Agility Representative</i>
<i>David Pattern</i>	<i>Norfolk Southern Representative</i>
<i>Craig Pierce</i>	<i>Board of Commissioners Designee</i>

- *Brenda McClellan to a County seat on the Mount Mitchell Volunteer Fire Department Fire Commissioners*
- *Jackie Bearden to a County seat on the Mount Mitchell Volunteer Fire Department Fire Commissioners*
- *Kelly Wilhelm to a County seat on the Rockwell Rural Volunteer Fire Department Board of Trustees*
- *Michael Goodman to a County seat on the South Salisbury Volunteer Fire Department Board of Trustees*
- *Robert Boles to a County seat on the South Salisbury Volunteer Fire Department Board of Trustees*
- *Kevin Kesler to a County seat on the Union Volunteer Fire Department Board of Trustees*

*On motion of Klusman, seconded by Greene, the Board voted 5-0 to accept Gene Beaver's resignation from the Rowan County Housing Authority, effective December 31, 2024.*

**Closed Session**

*On motion of Edds, seconded by Greene, the Board voted 5-0 to enter into closed session pursuant to NCGS 143-318.11(a)(1) to consider approval of the minutes of the Closed Session held on March 17, 2025, as described by NCGS 143- 318.10(e), to NCGS 143-318-11(a)(3), to consult with an attorney, and to NCGS 143-318-11(a)(6), for personnel.*

**Open Session**

At 5:30 p.m. the board returned to Open Session.

*On motion of Edds, seconded by Pierce, the Board voted 5-0 to provide a \$6,654 stipend paid annually in August for the next three years to be applied to PhD program tuition for Health Director Alyssa Harris, with each year having its own three year clawback applied.*

**Adjournment**

*At 5:05 p.m., on motion of Pierce, seconded by Greene, the Board voted 5-0 to adjourn.*

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Sarah Pack, NCCCC  
Clerk to the Board

**EXTRACTS FROM MINUTES OF BOARD OF COMMISSIONERS**

The Board of Commissioners for the County of Rowan, North Carolina (the “County”) held a regular meeting in the J. Newton Cohen Sr. Room on the second floor of the Rowan County Administration Building located at 130 West Innes Street, Salisbury, North Carolina 28144, the regular place of meeting, at 3:00 p.m. on April 7, 2025. The following Commissioners were:

Present: Edds, Greene, Pierce, Klusman, Lancaster

Absent: N/A

\* \* \* \* \*

The Chairman declared the public hearing open.

**WHEREAS**, at 3:29 p.m., the Chairman announced that the Board of Commissioners (the “Board”) would proceed to hold a public hearing and would hear anyone who wished to be heard on the proposed issuance by the National Finance Authority (the “Authority”), a component unit of the Business Finance Authority of the State of New Hampshire, of its Revenue Bonds (Winston-Salem Sustainable Energy Partners) in one or more series (the “Bonds”), in an aggregate principal amount not to exceed \$855,000,000;

**WHEREAS**, the Bonds will be qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “Code”), and the proceeds from the sale of the Bonds will be applied by the Borrower (defined below) to (1) pay or reimburse the costs of the Energy Projects (as defined in the notice of public hearing attached hereto as Exhibit A (the “TEFRA Notice”)) at certain hospitals and related facilities located at the addresses set forth in the TEFRA Notice and owned and operated by Novant Health, Inc., a North Carolina nonprofit corporation (“Novant”), and certain of its affiliates described in the TEFRA Notice (collectively, the “Benefitting Entities”), (2) pay, or reimburse Novant for paying, a portion of the costs of the 2025 Projects (as defined in the TEFRA Notice), (3) if determined to be applicable, refund existing indebtedness of Novant, the proceeds of which were used to initially finance a portion of the 2025 Projects, (4) if determined to be desirable, pay a portion of the interest accruing on the Bonds, and (5) pay certain expenses incurred in connection with the issuance of the Bonds by the Authority;

**WHEREAS**, the Authority has been requested to issue the Bonds and to lend the proceeds from the sale thereof to Winston-Salem Sustainable Energy Partners LLC (the “Borrower”), an Arizona limited liability company, for the ultimate benefit of Novant and the other Benefitting Entities;

**WHEREAS**, the Borrower, Novant and the other Benefitting Entities are organizations described in Section 501(c)(3) of the Code or are properly classified as disregarded entities whose ultimate owner is an organization described in Section 501(c)(3) of the Code. The Energy Projects and the 2025 Projects are together referred to as the “Project.” The Project is or will be owned or operated by Novant and the other Benefitting Entities;

**WHEREAS**, Section 147(f) of the Code, requires that any tax-exempt bonds issued by the Authority for the Project may only be issued after such issuance is approved by the County following a public hearing with respect to such issuance;

**WHEREAS**, pursuant to Section 162-S:10(I) of the New Hampshire Statutes, prior to the Authority issuing bonds subject to Section 147(f) of the Code, the state or political subdivision within whose boundaries the project to be financed is located must have approved the financing of the project, which with respect to a portion of the Project includes the County;

**WHEREAS**, Novant has requested that the Board approve the financing and refinancing of the Project and the issuance of the Bonds, in an amount not to exceed \$855,000,000 in order to satisfy the public approval requirement of Section 147(f) of the Code and approve the financing of the portion of the Project located in the County in order to satisfy the requirements of Section 162-S:10(I) of the New Hampshire Statutes;

**WHEREAS**, the TEFRA Notice was published on March 27, 2025 in the *Salisbury Post* setting forth a general, functional description of the type and use of the facilities to be financed and refinanced with the proceeds of the Bonds, the maximum principal amount of the Bonds to be issued, the initial owner and operator of the facilities and the location of the facilities, among other things;

**WHEREAS**, the names, address and testimony of the persons who were present and who offered comments on the proposed issuance of the Bonds or who responded in writing to the notice of public hearing are as follows:

None.

**WHEREAS**, the Chairman of the Board inquired elsewhere in and around the meeting room to determine whether there were any other persons who wished to speak at the public hearing and the Chairman of the Board determined that no other persons who wished to speak at the public hearing were found; and

**WHEREAS**, a purpose of the above-described public hearing and this resolution is to satisfy the public approval requirement of Section 147(f) of the Code, in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code;

After the Board had heard all persons who had requested to be heard, the Chairman closed the public hearing.

Commissioner Pierce moved to adopt the following resolution, a copy of which had been distributed to each Commissioner:

**RESOLUTION APPROVING THE ISSUANCE OF NOT TO EXCEED \$855,000,000 TAX-EXEMPT BONDS TO BE ISSUED BY THE NATIONAL FINANCE AUTHORITY FOR THE BENEFIT OF NOVANT HEALTH, INC.**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR THE COUNTY OF ROWAN, NORTH CAROLINA:**

Section 1. The proposed issuance of the Bonds by the Authority in an amount not to exceed \$855,000,000, the proceeds of which will be used to finance and refinance costs of the Project, a portion of which is within the jurisdiction of the County, is hereby approved for the purposes of Section 147(f) of the Code. Additionally, it is the purpose and intent of the Board that this resolution also constitute approval by the Board of the financing of the portion of the Project located in the County through the issuance of the Bonds by the Authority in accordance with Section 162-S:10(I) of the New Hampshire Statutes. The Board is the governing body of the political jurisdiction within whose boundaries a portion of the Project is located. In no event shall the County or any political subdivision thereof be liable for such Bonds nor shall the Bonds constitute a debt of the County or any political subdivision thereof.

Section 2. This resolution shall take effect immediately upon its passage.

Commissioner Klusman seconded the motion and the motion was adopted by the following vote:

AYES: Edds, Greene, Pierce, Klusman, Lancaster

NAYS: N/A

\* \* \* \* \*

STATE OF NORTH CAROLINA )  
COUNTY OF ROWAN )

I, Sarah Pack, Clerk to the Board of Commissioners of the County of Rowan, **DO HEREBY CERTIFY** as follows:

1. A meeting of the Board of Commissioners of the County of Rowan, located in the State of North Carolina, was duly held April 7, 2025, such meeting having been noticed, held and conducted in accordance with all requirements of law (including open meetings requirements), and minutes of that meeting have been or will be duly recorded in the Minute Book kept by me in accordance with law for the purpose of recording the minutes of the Board of Commissioners.
2. The attached extract accurately reflects the actions taken by the Board of Commissioners with respect to the matters therein.
3. The attached extract correctly states the time when the meeting was convened and the place where the meeting was held and the members of the Board of Commissioners who attended the meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and have hereunto affixed the seal of the County of Rowan as of April 7, 2025.

(SEAL)



\_\_\_\_\_  
Clerk to the Board of Commissioners

Exhibit A

TEFRA Notice

(Attached.)

**NOTICE OF PUBLIC HEARING BY THE BOARD OF COMMISSIONERS FOR  
THE COUNTY OF ROWAN, NORTH CAROLINA REGARDING TAX-EXEMPT BONDS  
FOR HEALTH CARE FACILITIES TO BE ISSUED BY THE NATIONAL  
FINANCE AUTHORITY FOR THE BENEFIT OF NOVANT HEALTH, INC.**

NOTICE IS HEREBY GIVEN that on April 7, 2025 a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Board of Commissioners for the County of Rowan, North Carolina (the "County"), with respect to the health care facilities proposed to be financed or refinanced by the National Finance Authority (the "Authority"), a component unit of the Business Finance Authority of the State of New Hampshire, with proceeds from the issuance of one or more series of tax-exempt bonds (the "Bonds"). The hearing will commence at 3:00 p.m., or as soon thereafter as the matter can be heard, in the J. Newton Cohen Sr. Room on the second floor of the Rowan County Administration Building located at 130 West Innes Street, Salisbury, North Carolina 28144, the regular place of meeting. The Bonds will be "qualified 501(c)(3) bonds" as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the "Code"), for hospital and related health care facilities. The maximum stated principal amount of Bonds to be issued is \$855,000,000.

The proceeds from the sale of the Bonds will be loaned to Winston Salem Sustainable Energy Partners LLC (the "Borrower"), an Arizona limited liability company. The proceeds from the sale of the Bonds will be applied by the Borrower to (1) pay or reimburse the costs of the acquisition, development, construction, improvement and equipping of certain energy related improvements, including but not limited to, upgrading and replacing central utility plant assets, replacing electrical distribution infrastructure, replacing air handling units, upgrading building automation systems, implementing energy savings measures, and making other infrastructure improvements (collectively, the "Energy Projects") at certain hospitals and related facilities located at the addresses set forth on Exhibit A (collectively, the "Novant Facilities") and owned and operated by Novant Health, Inc., a North Carolina nonprofit corporation ("Novant"), and certain of its affiliates more specifically described below (collectively, the "Benefitting Entities"), (2) pay, or reimburse Novant for paying, a portion of the cost of the 2025 Projects (described below), (3) if determined to be applicable, refund existing indebtedness of Novant, the proceeds of which were used to initially finance a portion of the 2025 Projects, (4) if determined to be desirable, pay a portion of the interest accruing on the Bonds, and (5) pay certain expenses incurred in connection with the issuance of the Bonds by the Authority.

The 2025 Projects include (A) constructing, renovating, furnishing and equipping (1) a new health care facility known as Novant Health Scotts Hill Medical Center to be located at 151 Scotts Hill Medical Park Drive, Wilmington, North Carolina 28411 and consisting of approximately 74 licensed inpatient beds, eight operating rooms, endoscopy procedure rooms, an emergency department, imaging and laboratory facilities and related support service areas (the "Scotts Hill Medical Center Project"); (2) an expansion to and renovation of the emergency department at Novant Health Mint Hill Medical Center located at 8201 Healthcare Loop, Charlotte, North Carolina 28215 and consisting of two new trauma rooms, 17 new treatment rooms, clinical support space, lobby expansion, new imaging services, new elevator shaft and additional support rooms (the "Mint Hill Medical Center Project"); and (3) a new observation room at Presbyterian Medical Center located at 200 Hawthorne Lane, Charlotte, North Carolina 28204 (the "Presbyterian Medical Center Project"); and (B) routine capital expenditures at any of the Novant Facilities, including but not limited to (1) additions and renovations to such Novant Facilities and (2) the acquisition of medical, computer, office and capital equipment for use at such Novant Facilities (the "Routine Capital Expenditures Projects," and collectively with the Scotts Hill Medical Center Project, the Mint Hill Medical Center Project and the Presbyterian Medical Center Project, the "2025 Projects").

The maximum principal amount of Bonds to be issued to finance or refinance the following 2025 Projects is set forth in the table below:

<u>Project</u>	<u>Maximum Principal Amount of Bonds to be Issued Relating to the 2025 Projects</u>
Scotts Hill Medical Center Project	\$262,600,000
Mint Hill Medical Center Project	45,000,000
Presbyterian Medical Center Project	39,000,000

Set forth on Exhibit A is the maximum principal amount of Bonds to be issued at each of the Novant Facilities for the Energy Projects and the Routine Capital Expenditures Projects.

The Borrower and the Benefitting Entities are organizations described in Section 501(c)(3) of the Code or are properly classified as disregarded entities whose ultimate owner is an organization described in Section 501(c)(3) of the Code. The Energy Projects and the 2025 Projects are together referred to as the "Project." The Project is or will be owned or operated by Novant and the other Benefitting Entities, including The Presbyterian Hospital; Forsyth Memorial Hospital, Inc.; Pender Memorial Hospital, Incorporated; Novant Health Matthews Medical Center, LLC; Medical Park Hospital, LLC; Novant Health Ballantyne Medical Center, LLC; Novant Health Mint Hill Medical Center, LLC; Novant Health New Hanover Regional Medical Center, LLC; Novant Health Thomasville Medical Center, LLC; Brunswick Community Hospital, LLC; Novant Health Rowan Medical Center, LLC; South Carolina Coastal Medical Center, LLC; Hilton Head Medical Center, LLC; and East Cooper Medical Center, LLC.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of New Hampshire, the State of North Carolina, the State of South Carolina or any political subdivision thereof, including the County, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will provide a reasonable opportunity to be heard for persons wishing to express their views on the issuance of the Bonds or on the nature and location of the Project proposed to be financed or refinanced. Any person wishing to comment in writing should do so prior to such meeting to the Board of Commissioners for the County of Rowan, North Carolina, 130 West Innes Street, Salisbury, North Carolina 28144 Attention: Clerk to Board of Commissioners.

This notice is published in accordance with the Code and the regulations promulgated thereunder.

BOARD OF COMMISSIONERS FOR THE COUNTY  
OF ROWAN, NORTH CAROLINA

By: Sarah Pack  
Clerk to the Board of Commissioners

Dated: March 25, 2025

Exhibit A

Energy Projects and Routine Capital Expenditure Projects

<u>Facility and Address</u>	<u>Maximum Principal Amount of Bonds to be Issued</u>	
	<u>Energy Projects</u>	<u>Routine Capital Expenditure Projects</u>
Ballantyne Medical Center 10905 Providence Road W. Charlotte, NC 28277	\$6,600,000	N/A
Charlotte Orthopedic Hospital 1901 Randolph Road Charlotte, NC 28207	\$18,700,000	N/A
Huntersville Medical Center 10030 Gilead Road Huntersville, NC 28078	\$25,400,000	\$23,600,000
Matthews Medical Center 1500 Matthews Township Pkwy. Matthews, NC 28105	\$27,500,000	\$21,700,000
Mint Hill Medical Center 8201 Healthcare Loop Charlotte, NC 28215	\$10,300,000	\$700,000
Presbyterian Medical Center 200 Hawthorne Lane Charlotte, NC 28204	\$70,700,000	\$51,900,000
Clemmons Medical Center 6915 Village Medical Circle Clemmons, NC 27012	\$13,700,000	\$7,200,000
Forsyth Medical Center 3333 Silas Creek Pkwy. Winston-Salem, NC 27103	\$83,800,000	\$53,100,000
Kernersville Medical Center 1750 Kernersville Medical Pkwy. Kernersville, NC 27284	\$19,700,000	\$11,500,000
Medical Park Hospital 1950 S Hawthorne Road Winston-Salem, NC 27103	\$12,400,000	N/A

<b>Facility and Address</b>	<b>Maximum Principal Amount of Bonds to be Issued</b>	
	<b>Energy Projects</b>	<b>Routine Capital Expenditure Projects</b>
New Hanover Orthopedic Hospital 5301 Wrightsville Ave. Wilmington, NC 28403	\$15,100,000	\$13,000,000
New Hanover Regional Medical Center 2131 S 17th Street, Wilmington, NC 28401	\$65,900,000	\$62,000,000
Thomasville Medical Center 207 Old Lexington Road Thomasville, NC 27360	\$14,700,000	\$7,000,000
Brunswick Medical Center 240 Hospital Dr. Bolivia, NC 28422	\$21,200,000	\$16,300,000
Rowan Medical Center 612 Mocksville Ave. Salisbury, NC 28144	\$34,900,000	\$19,300,000
Pender Medical Center 507 E Fremont Street Burgaw, NC 28425	\$7,700,000	\$3,200,000
East Cooper Medical Center 2000 Hospital Drive Mt Pleasant, SC 29464	\$21,300,000	\$13,100,000
Coastal Carolina Hospital 1000 Medical Center Drive Hardeeville, SC 29927	\$9,800,000	\$6,200,000
Hilton Head Hospital 25 Hospital Center Blvd. Hilton Head Island, SC 29926	\$29,700,000	\$15,100,000