

OSC Meeting

Thursday, February 23, 2023

2:00 PM

Impact Alamance

Present: John Paisley (Alamance County), Steve Carter (Alamance County), Sandy Ellington-Graves (ABSS), Ryan Bowden (ABSS), General Blake Williams (ACC), Bill Gomory (ACC), Dr. Dain Butler (ABSS), Greg Hook (ABSS), Kimberly McVey (ABSS), Dr. Gatewood (ACC), Andrea Rollins (ACC), Heidi York (Alamance County), Sherry Hook (Alamance County), Brian Baker (Alamance County), Susan Evans (Alamance County), and Jessica Mooty (Alamance County).

Next Meeting: Thursday, April 27, 2023

2:00 PM at Impact Alamance

Introduction

Starting the Oversight Committee Meeting, Alamance County's County Manager, Heidi York, provided a recap of the Technical Review Committee meeting held on Tuesday, February 21, 2023. County Manager York noted that Alamance County and ACC provided project updates for TRC.

Financial Plan Discussion

Heidi York presented financial plan information. Alamance County explained ABSS debt financing in three different cases and passed out pamphlets with column descriptions within the financial plan. When this financial plan was first completed one penny equated to \$1.3 million, as of today one penny equated to \$1.6 million and due to revaluation, the value of one penny could equate to \$2 million. When the 2021 bonds were sold with an interest rate of 1.4%, the financial plan was developed using a planning interest rate of 5.0%.

The commissioners are in favor of case three, scenario C – the Pay-Go Capital amount will remain at \$3,300,000 for ABSS until further notice. Within the ABSS model, \$2,160,000 would be reapportioned from the revenue generated from the FY20 Tax Rate increase of 5.64¢ to the County's model. ABSS's Capital Reserve Fund Balance will drop in FY23-24 but will start to grow each year. This will be discussed on March 6th at the next commissioners' meeting.

The Financial Plan for ACC explains that if ACC removes \$3,369,193 from its Pay-Go Capital Fund in FY23 its Capital Reserve Fund Balance will be \$0 in FY23. It would take ACC until FY29 to have \$3,591,180 back in their Capital Reserve Fund Balance.

ACC and ABSS requested a threshold number for their Pay-Go Capital Funds and add an inflationary component.

ABSS

Alamance-Burlington School System (ABSS) is on track to finish planning, bidding out, and completing capital projects. Supply chain issues are increasing and it could take a year or longer to receive certain supplies.

ABSS introduced Greg Hook and he will start on March 1, 2023.

ACC

Bond Sale

The bond sale of \$15 million-will happen in August. The Public Safety Training Center will receive \$12.7 million and the Main/Powell/Gee Building will receive \$3 million. Alamance County and ACC will continue to work with LGC to determine the date of the bond sale. Dr. Gatewood expressed concerns about the additional funding that is needed for The Public Safety Training Center.

Bond Projects

Biotechnology Center of Excellence and Student Services Center – The projects are receiving final touch-ups and going through State Inspections. Once State Inspections are complete staff and students will be welcome. The ribbon-cutting ceremony for the Biotechnology Center of Excellence and Student Services Center is on Friday, March 24, 2023, at 10:00 AM.

Main/Powell/Gee Building – ACC’s design team presented their visual design to the board. The design team worked up two alternates to bring the cost down. The design team will begin work on the construction documents for bid in late June or early July. ACC plans to bid on this project at the same time as the Public Safety Training Center due to the requirement that the sale of the bonds for these two projects occurs at the same time. A phone call was made to the LGC and they have set aside some dates to discuss the Bond Sale.

Public Safety Training Center – ACC’s design team presented their visual design to the board. The College has continued to emphasize the importance of having an indoor firing range and continues to look for funding. Trustees are talking with the commissioners and a conversation will be brought up at the next OSC meeting. The estimate from December would require an additional 5.6 million dollars to complete the Indoor Firing Range. The current estimate is good through August but the price will start to escalate after August.

Alamance County

The HVAC project at the Human Services Center is on budget, but the County is still waiting for some equipment. The County estimates that this project will be completed by March 2023, if the equipment doesn't keep getting delayed.

Emergency Services Center – Alamance County is moving forward with the purchase of 780 Plantation Drive and should close in mid-April. This building will house Central Communications, Emergency Management, Fire Marshal's Office, and EMS Administration. The project is anticipated to be completed by Spring 2025.

Board of Elections Building – The County has started the demolition process and it should be completed within 2 weeks. The project is anticipated to be complete by August 2023

Court Administration Building and JB Allen Renovation – The County is in the process of working with engineers to right-size the project to ensure the needs of the County are met while maintaining a reasonable budget.

Detention Center – The walls and floors in the detention center are cracked. The contractor is waiting on subs to get in to finish the project.

EMS Substation – The county has identified the location in Mebane. The site has been evaluated and the next step is to purchase the land.

Jail – The county is replacing seven existing Rinnai water heaters with two hot water boilers.

Ag Extension/Soil and Water Building – Alamance County is currently reviewing the contracts to replace the roof.

Community Corrections Building – The HVAC replacement has been completed.

Monthly Capital Finance Report

The Monthly Capital Finance Report was reviewed and has been posted on the Capital Website for review. <https://alamancecapitalprojects.com/oversight-committee/>