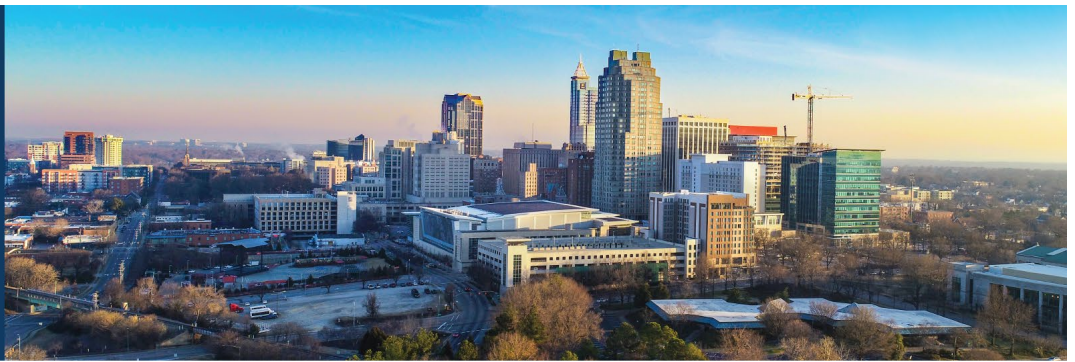


Manager's Update

raleighnc.gov



Issue 2025-17

April 25, 2025

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No Items This Week

INFORMATION:

Public Hearing - Tax Equity and Fiscal Responsibility Act of 1982 - Educational Assets - Lindenwood Education System

*Staff Resources: Karen McDonald, City Attorney's Office, 996-6560, karen.mcdonald@raleighnc.gov
Louis Buonpane, City Clerk's Office, 996-3040, louis.buonpane@raleighnc.gov*

As Council may recall, during the [February 18 City Council](#) meeting a public hearing was conducted to consider a resolution in support of a tax-exempt financing as required by Internal Revenue Service (IRS) regulations regarding the issuance of public benefit bonds by the Public Finance Authority of the State of Wisconsin. These IRS regulations require the governing board of a local jurisdiction where the project being financed is located to approve the use of tax-exempt bonds to finance the project.

The hearing was opened and during discussion Council did not feel it was appropriate to adopt the requested resolution of support; the hearing was deferred to the May 6 City Council meeting and the City Attorney was directed to contact Wake County. The Wake County Board of Commissioners adopted a policy

in 2016 which directs these hearings to be conducted by the municipality where the project is located. Below is an *excerpt* from their policy:

II. Applicability. *Unless County approval is specifically required by applicable statute, it is the Board's preference that TEFRA hearings and approvals relating to bond issuances for projects located entirely within the jurisdiction of a municipality be held and given by the appropriate governing body, of that municipality. Applications submitted to the Board of Commissioners for projects located in whole or in part within the corporate limits of a municipality shall include evidence of support of the project from the municipality, and, if applicable, information as to why TEFRA approval cannot be sought from the governing board of the municipality.*

In the interim period staff has been notified by the private legal counsel representing the applicants that the financing would continue without the City's approval, making resumption of the hearing on May 6 unnecessary. Thus, the hearing will not appear on the May 6 City Council agenda in accordance with the notice by the requesting party.

Based on the Wake County policy, the City Council is the appropriate body to conduct hearings when the project being financed is located within the jurisdiction of the City of Raleigh. A full copy of Wake County's policy is included with the *Update* materials.

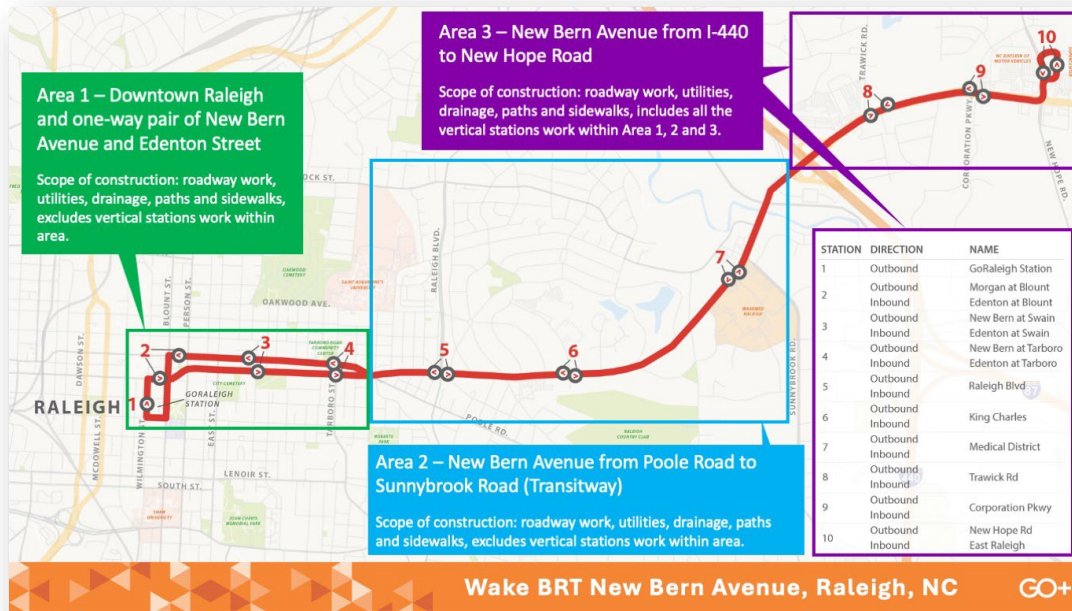
(Attachment)

Wake Bus Rapid Transit (BRT) Update: New Bern Avenue

Staff Resources: Het Patel, Transportation, 996-5120, het.patel@raleighnc.gov
Sam Brewer, Engineering Services, 996-3547, sam.brewer@raleighnc.gov

On February 11, 2025, staff provided an update to the Council at the afternoon Work Session about Wake Bus Rapid Transit Program. The update included an approach to re-advertise construction activities for Wake BRT New Bern Avenue project that split construction activities by geographic area. To advance implementation for the Wake BRT: New Bern Avenue Corridor, an Advertisement for Bids was posted on April 23, 2025 to the North Carolina Electronic Vendor Portal (eVP) and can be viewed at the following link: [Wake BRT New Bern Avenue - Advertisement for Bids - Area 1](#).

This advertisement for bid focuses on Area 1, which includes Wilmington Street, Blount Street, Edenton Street and New Bern Avenue from Downtown to Poole Road. Sealed Bids will be received until 1 p.m. on Friday, June 20, 2025, at the Raleigh Municipal Building (222 West Hargett Street, Room 305, Raleigh, NC 27601), at which time placed bids will be publicly opened and read aloud. A pre-bid submittal meeting will be held at 1 p.m. on Friday, May 9, 2025, at the GoRaleigh Operations Facility (4104 Poole Rd., Raleigh, NC 27610, Training Room 123). Complete bidding documents may be reviewed online and obtained from Accent Imaging beginning April 23, 2025. The Advertisement for Bids can be found on the NC eVP system.



Re-advertisement for Area 2, which includes New Bern Avenue from Poole Road to I-440 is anticipated in July 2025. Re-advertisement for Area 3, which includes horizontal roadway work along New Bern Avenue from I-440 to New Hope Road as well as vertical station construction for all areas is anticipated Fall 2025.

(No attachment)

Historic Preservation Updates

Staff Resource: Collette Kinane, Planning and Development, 996-2649, collette.kinane@raleighnc.gov

As part of its annual work program, the Raleigh Historic Development Commission (RHDC) is hosting a two-part series of events to build relationships with pastors of black churches and share information about the [National Trust's Preserving Black Churches grant program](#). Historic churches face many challenges. These historic spaces are havens of resilience and cultural identity. They are also physical reminders of that legacy to their communities. The first event, an informational meeting about the grant program, will be held Monday, May 3 at 10:30 am at the Tarboro Road Community Center. The event is open to the public. Information shared will be aimed at church leadership and decision makers. Advance [registration](#) is encouraged, but not required. The second event, a luncheon, is being planned for June.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

No Items This Week



Wake County Tax Exempt Private Activity Bonds Approval Policy

Supersedes: n/a	Effective: January 19, 2016
Approving Authority: Wake County Board of Commissioners	
Originating Department(s): Finance and County Attorney	

- I. **Purpose:** It is the policy of Wake County to comply with all federal tax laws and regulations applicable to public approval for tax-exempt private activity bonds. The Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) (found in Section 147(f) of the Internal Revenue Code) requires, as a condition for private activity bonds to be tax exempt, that the financing of a facility through a bond issue be approved by the highest elected government official for the jurisdiction where the financed facilities will be located, following a public hearing. This policy is designed to outline a process and requirements for such approval, including approvals required by TEFRA, North Carolina statutes such as NCGS 159C-7 for industrial development bonds issued by the Wake County Industrial Facilities and Pollution Control Financing Authority, and other public finance authorities serving as conduit issuers of tax-exempt private activity bonds.
- II. **Applicability:** Any project to be funded by tax-exempt private activity bonds, where the issuer seeks approval from the Wake County Board of Commissioners, is subject to this policy. The Board of Commissioners may approve the issuance of private activity tax-exempt bonds that have a general public purpose and are consistent with the County's overall service and policy objectives, but reserves the right to approve or reject issues and projects on a case-by-case basis. Approval by the Board of Commissioners does not constitute a debt of the County or a pledge of the faith and credit of the County and the County will have no responsibility whatsoever for the bonds. Approval by the Board of Commissioners also does not imply or supplant any other required governmental approvals such as zoning, land use, permitting or other approvals. Unless County approval is specifically required by applicable statute, it is the Board's preference that TEFRA hearings and approvals relating to bond issuances for projects located entirely within the jurisdiction of a municipality be held and given by the appropriate governing body, of that municipality. Applications submitted to the Board of Commissioners for projects located in whole or in part within the corporate limits of a municipality shall include evidence of support of the project from the municipality, and, if applicable, information as to why TEFRA approval cannot be sought from the governing board of the municipality.
- III. **Policy Responsibility and Management:** The County Manager and County Attorney, and their designees, shall be primarily responsible for administering and monitoring compliance with the requirements of this policy.

IV. Components of Policy:

A. Application for Approval

1. **Submittal of Request.** All requests for approval by the Board of Commissioners for scheduling of a public hearing and approval of the issuance of tax-exempt private activity bonds shall be received by the County's Debt Manager who will work in consultation with the County Manager and County Attorney. Requests should be submitted at a minimum of 45 days prior to the applicant's intended date of public hearing and consideration by the Board of Commissioners.
2. The following information shall be included in the request made to the County Debt Manager:
 - a. Proposed calendar to include proposed date of publication for the public notice and proposed meeting date of Board of Commissioners for which the public hearing and consideration of approval is requested
 - b. Detailed project description, including the identity of the private entity that will own and operate the facility to be financed (the "Borrower"), a description of the project to be financed, including its location within the County, and a statement on the general public purpose of the project. The project description should also indicate the section of the Internal Revenue Code under which the bond issue qualifies as a tax-exempt private activity bond as detailed below:
 - i. Section 142: exempt facilities such as airports, docks and wharves, mass commuting facilities, facilities for the furnishing of water, sewage facilities, solid waste disposal facilities, qualified residential rental projects, facilities for the furnishing of local electric energy or gas, local district heating or cooling facilities, qualified hazardous waste facilities, high-speed intercity rail facilities, environmental enhancements of hydro-electric generating facilities, and qualified educational facilities, qualified green building and sustainable design projects, or qualified highway or surface freight transfer facilities
 - ii. Section 144: qualified small issue manufacturing facilities, qualified small issue farm property, and qualified redevelopment projects

- iii. Section 145: Bonds issued to finance facilities to be used by a non-profit Section 501(c)(3) organization in carrying out its Section 501(c)(3) purpose
- c. Description of proposed debt structure and anticipated cost of financing
- d. A description of the plan to obtain all necessary TEFRA approvals. Included in this information should be an explanation of the reason for the choice of issuer, and the need for Board of Commissioners approval. To the extent there are other alternative issuers available in North Carolina (such as the NC Medical Care Commission or the North Carolina Capital Facilities Finance Agency), include an explanation as to why the Borrower has elected the issuer requiring County approval.
- e. A draft of the public notice to be published
- f. A draft of the resolution. While the draft resolution will include other information about the bonds to be issued and the project, all drafts must include language stating the following:
 - i. WHEREAS, The Borrower will agree to repay the principal, premium, if any, and interest on the Bonds and the County will have no liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the County's debt ratios or legal debt limit and the County will not incur any liability for repayment of the Bonds by approving the Bonds for purposes of Section 147(f) of the Code; and
 - ii. WHEREAS, because no taxes or other revenues of the County are pledged to pay the Bonds, the staff of the County has made no financial analysis of the Bonds, the Borrower or the Project; and
 - iii. WHEREAS, , the Bonds shall not be deemed to constitute a debt of the County or a pledge of the faith and credit of the County, but shall be limited obligations of the [name of issuing entity] payable solely from the loan repayments to be made by the Borrower to the Issuer, and shall contain on the face thereof a statement to the effect that neither the faith and credit nor the taxing power of the County is pledged to the payment of the principal of or the interest on such Bonds

- g. A draft of the agenda item which should include information outlined in the request submitted to the County Debt Manager
 - h. Applications submitted to the Board of Commissioners for projects located in whole or in part within the corporate limits of a municipality shall include evidence of support of the project from the municipality, and, if applicable, information as to why TEFRA approval cannot be sought from the governing board of the municipality. Unless County approval is specifically required by applicable law, the County remains free to determine that other governmental bodies are more appropriate bodies to hold the public hearing and issue TEFRA approval with respect to the proposed bond financing.
 - i. The County reserves the ability to require the applicant to pay any out of pocket costs incurred by the County related to the application for approval.
 - j. The applicant will be notified within 25 days from the date the application is submitted as to whether the application will be calendared for public hearing and consideration of approval by the Board of Commissioners. If the application is denied, the applicant will be informed of the reason for such denial.

B. Notice of Public Hearing

- a. It is the intent of the Board of Commissioners to directly hear public comment related to the proposed issuance of bonds for a project. Therefore, the public hearing required by Section 147(f) of the Internal Revenue Code will be held at a regularly scheduled meeting of the Board of Commissioners.
- b. The Notice of Public Hearing, once content is approved by the Debt Manager, in consultation with the County Attorney, shall be submitted for publication by the applicant, with a copy of submittal sent to the Debt Manager. All costs relative to publishing the notice are not the responsibility of Wake County and are to be borne by the applicant. No notice shall be published without prior approval by the Debt Manager and the County Attorney. Upon submittal of public notice to the newspaper, the Clerk to the Board of Commissioners shall also be notified by the applicant.

C. Board of Commissioners Meeting

- a. The Borrower, and its counsel, shall be responsible for presenting the item at the scheduled board meeting of the County Commission. The Debt Manager, in consultation with the County Manager and County Attorney, will provide edits

and feedback to the Borrower and its counsel regarding meeting materials and will be responsible for distributing final meeting materials to the Board of Commissioners via the County's agenda process.

D. Board of Commissioners Consideration of Approval

- a. All issuances of private activity tax-exempt bonds approved by the Board of Commissioners are approved solely for purposes of satisfying Section 147(f) of the Internal Revenue Service Code and any state statutory requirements. Approval shall not constitute an endorsement of the bonds or creditworthiness of the Borrower, or approval of any aspect of the project being financed.
- b. The County will make no financial analysis of the bonds, the Borrower or the project.
- c. Approval may take into account any information presented by the public through the public hearing process required by TEFRA.
- d. The County will have no responsibility whatsoever for the bonds.
- e. Approval does not constitute a debt of the County, nor require a tax levy or a pledge of the faith and credit of the County; nor will it affect the County's debt ratios or legal debt limit.
- f. Approval requires that the bonds contain a statement to the effect that neither the faith and credit nor the taxing power of the County is pledged to the payment of the principal of or the interest on such bonds.
- g. Approval of bonds to be issued by conduit issuers is intended to be consistent with the criteria for approval outlined by the conduit issuer.

V. Compliance with Applicable Policies and Procedures.

Approval of bond issuance is to satisfy requirements under Section 147(f) of the Internal Revenue Service Code and state statutes. The obligated Borrower, and not the County, is responsible for complying with all post issuance requirements and reporting under relevant guidelines issued by the Securities and Exchange Commission (SEC) and the Internal Revenue Service (IRS) including the disclosure requirements of rating agencies, underwriters, investors, and taxpayers. The County has no obligation whatsoever for the bonds and related requirements of the bonds.

VI. Related Policies, Procedures, and Publications:

Additional information regarding compliance may be found in the Tax Exempt Private Activity Bonds Compliance Guide published from the US Treasury Office of Tax Exempt Bonds: <http://www.irs.gov/pub/irs-pdf/p4078.pdf>

Industrial Facilities/Pollution Control Financing Authorities:
<http://www.ncga.state.nc.us/gascripts/statutes/StatutesTOC.pl?Chapter=0159C>

Information about the Public Finance Authority: <http://www.pfauthority.org/>

Weekly Events Digest

Friday, April 25 – Thursday, May 1

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

Earth Day and Arbor Day Celebration

Dix Park, Flowers Field

Friday, April 25

Event Time: 4:00pm - 10:00pm

Associated Road Closures: Flowers Field will be used from 8:00am until 11:00pm, and Dawkins Drive will be closed from 3:00pm until 10:00pm.

Brewgaloo

Fayetteville Street District

Friday, April 25 & Saturday, April 26

Event Times: 6:00pm - 10:00pm on 4-25-25; 12:00pm - 8:00pm on 4-26-25

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between Salisbury Street and Wilmington Street will be closed from 10:00am on 4-25-25 until 2:00am on 4-27-25.

Note in the Pocket Socks & Undie 5K Rundie

Hargrove Road & Green Road

Saturday, April 26

Event Time: 9:00am - 12:00pm

Associated Road Closures: Hargrove Road between Spring Forest Road and Millbrook Road, and Green Road between Spring Forest Road and Millbrook Road will be closed from 9:20am until 11:00am. Note that additional roads and parking lots on private property will also be used for the event.

Walk ALS Triangle

Halifax Mall & Route

Saturday, April 26

Event Time: 10:00am - 12:00pm

Associated Road Closures: The walk route will be closed from 10:00am until 11:30am. Note that all cross-streets will be detoured during the event and [view the walk route map](#) for more details.

Arts on the Block

City Market & Davie Street

Saturday, April 26

Event Time: 11:00am - 5:00pm

Associated Road Closures: Blake Street between Wolfe Street and Davie Street, Wolfe Street between Parham Street and Blake Street, and Davie Street between Blount Street and Person Street will be closed from 7:00am until 8:00pm.

Children's Day

Moore Square

Saturday, April 26

Event Time: 1:00pm - 5:00pm

Associated Impacts: All sidewalks directly next to Moore Square on all sides of the park will be used from 11:00am until 7:00pm.

Other Upcoming Events

Warren Zeiders

Friday, April 25
Red Hat Amphitheater

African American Cultural Festival Community Mixer

Friday, April 25
Kennedy Theater

Mordecai Annual Heirloom Plant Sale

Friday, April 25 & Saturday, April 26
Mordecai Historic Park

Saint-Saëns Organ Symphony – NC Symphony

Friday, April 25 & Saturday, April 26
Meymandi Concert Hall

National Prescription Take Back Day Event

Saturday, April 26
Multiple Locations

Touch-a-Truck

Saturday, April 26
Sanderford Road Park

Going Home Exhibition Reception

Saturday, April 26
Pullen Arts Center

Chavis Health and Wellness Day

Saturday, April 26
John Chavis Memorial Park

Carolina Youth Ballet: Don Quixote

Saturday, April 26
Fletcher Opera Theater

Pop Up Skate Event

Sunday, April 27
Tarboro Road Park

Tchaikovsky Piano Concerto – Carolina Ballet

Through Sunday, April 27
Memorial Auditorium

Jim Henson's Labyrinth: In Concert

Monday, April 28
Memorial Auditorium

Intergenerational Movie Night Featuring Coco

Tuesday, April 29
Worthdale Community Center

Stavros Halkias

Tuesday, April 29
Meymandi Concert Hall

Weekly Events Digest

Friday, April 25 – Thursday, May 1

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

THE HIGH KINGS – Step It Out World Tour

Wednesday, April 30
Fletcher Opera Theater

All Smiles

Through Sunday, May 4
Raleigh Little Theatre

Public Resources

Event Feedback Form: Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that impact city streets, public plazas, and Dix Park.