



MINUTES
Board of County Commissioners Meeting
Monday, July 12, 2021 4:00 PM
Pender County Public Assembly Room

MEMBERS PRESENT: George Brown
Fred McCoy
Jacqueline A. Newton
David Piepmeyer

MEMBERS ABSENT: David Williams

OTHERS PRESENT: Chad McEwen, County Manager
Trey Thurman, County Attorney
Nancy Avery, Interim Clerk to the Board
Doug Shipley, Assistant County Manager
Allen Vann, Assistant County Manager
Other Staff and Members of the Press and Public.

Page

1 CALL TO ORDER

Chairman Brown called the meeting to order at 4 pm.

2 INVOCATION

Commissioner Piepmeyer delivered the invocation.

3 PLEDGE OF ALLEGIANCE

Commissioner McCoy led the Pledge of Allegiance.

4 ADOPTION OF AGENDA

Commissioner Newton motioned to excuse Commissioner Williams from the meeting. Seconded by Commissioner Piepmeyer. Unanimously approved.

- 4.1 County Manager McEwen requested the Board add an item to the agenda under Approvals for Budget Amendment and Purchase Order for \$350,000 to rollover FY2021 funds for purchase of real property for Parks & Recreation located at Highway 117 N Parcel IC 3321-30-8998-0000

Moved by Jacqueline A. Newton, seconded by Fred McCoy

Motion to add item requested by Manager and approve the amended agenda.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

5 PUBLIC INFORMATION

5.1 Trillium 2020 Annual Report by Dennis Williams

Mr. Williams updated the Board highlighting the following:
Total Consumers served in Pender County was 2,308:

- Mental Health – 1815
- Substance Use – 468
- I/DD – 224

Trillium's mission is to transform lives and build community well-being through partnership and proven solutions. Standard Plan with 5 companies awarded:

- AmerihealthCaritas NC Inc.
- Blue Cross Blue Shield of NC
- UnitedHealthcare of NC Inc.
- WellCare of NC Inc.
- Carolina Complete Health- covers regions 3, 4 and 5

These Plans will manage the mild to moderate Medicaid behavioral health recipients.

5.2 Board of Elections Public Information

Director Susan Williams stated:

The Department strives to educate every voter. She attended a conference earlier in the year with other counties and brought back new tools in the form of videos and brochures to use to educate precinct workers and voters. Brochures have been placed in many agency locations.

Commissioner Newton asked if the brochure will address practical things that voters should know such as an independent can vote in either primary.

Ms. Williams responded it does not specifically address that topic, but the website has links to the state's Board Of Elections that has that type of information. She will add the information about unaffiliated voters to the brochures.

5.3 Baptists on Mission Paul Langston and Bill Martin

Flood Plan Administrator Dan Adams introduced Paul Langston who stated that work has been non stop between Matthew and Florence hurricanes. We worked with Red Cross and the County's Emergency Management to set up disaster relief at ten different feeding units that provided over a million meals. Our volunteers help with clean up and recovery. We did 6,000 tear downs in eastern North Carolina in as many as twenty different locations at one time. The last 2 ½ years we have been focusing on rebuilds and new construction and have found that certain areas of the state get hammered with every hurricane, so we decided to set up seven hub locations to work from. We try to help folks get out of sub-standard housing. We are closing the Burgaw location as we merge into hubs. We tore out 671 homes in Pender County after Hurricane Florence. Water was up to the ceilings. We have now finished the rebuild of 137 homes and are working on elevation. Pender doesn't have land to move to and build on. Some folks have been on their land for many years and don't want to move. Elevations are expensive. Each elevation will have an elevator. He thanked the Board and staff for such great support.

6 PUBLIC COMMENT

- 6.1 Tommy Batson , Emergency Manager, introduced the new county Fire Marshall Robert Bentfield and welcomed him to the team stating he has 23 years of emergency service experience.

7 CONSENT AGENDA

- 7.1 Approval of a Purchase Order to Carolina Advanced Digital, Inc. for Barracuda Backup Server Annual Support & Maintenance Renewal in the amount of \$39,968.38
- 7.2 Approval of a Purchase Order to Carolina Advanced Digital, Inc. for Barracuda Total Email Protection for Microsoft Office 365 Annual Support & Maintenance Renewal in the amount of \$53,218.62.

- 7.3 To consider a resolution authorizing acceptance of revision to Schedule 002 and to approve a Purchase Order to Winthrop Resources Leasing Corporation in the amount of \$531,082.94.
- 7.4 Approval of Purchase Order and Renewal of ESRI Contract for GIS Licensing and Annual Maintenance in the amount of \$53,478.01.
- 7.5 Approval of a Purchase Order to SHI for Computer Replacement in the amount of \$227,360.13.
- 7.6 Approval of a Purchase Order to Fairway Ford for the Purchase of a Ford F350 Truck in the amount of \$38,000
- 7.7 Emergency Management Vehicle Purchase
- 7.8 Approval of a Purchase Order to American Greenz for \$130,000 for Electronics Recycling/Disposal for FY22
- 7.9 Approval of a Purchase Order to Central Carolina Holdings for Tire Disposal Services for FY22: \$100,000
- 7.10 Approval of a Purchase Order to GFL for Solid Waste Disposal and Hauling Services for FY22: \$5,175,992
- 7.11 Approval of a Purchase Order to Professional Mail Services for Printing, Mailing, and Postage Services of PCU Monthly Water & Sewer Bills for FY22: \$70,000
- 7.12 Approval of Purchase Order to WellPath for Inmate Medical Care in the Pender County Jail: \$375,000.00.
- 7.13 Approval of a Purchase Order to Axon Enterprises, Inc. in the Amount of \$47,438.00 for the Lease Purchase of the Tasers.
- 7.14 Approval of a Purchase Orders to NC Department of Corrections for \$30,000 and US Food Services for \$75,000.
- 7.15 Approval of Purchase Order(s) for Health Department Medical Expenses in the amount of \$40,000
- 7.16 Approval of Purchase Order for Health Department Contracted Services to the Pender Board of Education in the amount of \$150,000
- 7.17 Consideration of Extension of Contract with the Law Firm of Zachary S. Rivenbark for Legal Services Relating to Code Enforcement Efforts
- 7.18 PO for Workers Compensation & Liability and Property
- 7.19 Approval of Tax Releases and Refunds
- 7.20 Approval of minutes June 21, 2021

Moved by David Piepmeyer, seconded by Fred McCoy

Motion to adopt consent agenda as presented.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

8 APPROVALS AND RESOLUTIONS

- 8.1 Approval of a Purchase Order to NWN Corporation for Manage Engine's IT Service Management Annual Software Licensing Renewal in the amount of \$49,243.59.

Moved by Jacqueline A. Newton, seconded by Fred McCoy

Motion to approve purchase order to NWN Corporation for Manage Engine's IT Service Management Annual Software Licensing Renewal in amount of \$49,243.59 as presented.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

- 8.2 Approval of a Purchase Order to Amerochem for Aluminum Sulfate and Caustic for Wastewater Treatment for FY22: \$30,000
- 8.3 Approval of a Purchase Order to Amerochem for Ferric Sulfate for Water Treatment for 1st and 2nd quarter of FY22: \$83,000
- 8.4 Approval of a Purchase Order to Brenntag for Sodium Hydroxide for water treatment for 1st and 2nd Quarter of FY22: \$32,000
- 8.5 Approval of a Purchase Order to Core & Main for water meters and water/sewer supplies for FY22: \$400,000

- 8.6 Approval of a Purchase Order to EnviroChem for testing and sampling of PCU's Water and Sewer Plants and System for FY22: \$110,000
- 8.7 Approval of a Purchase Order to Sadale Utilities for Minor Water & Sewer Repairs for FY22: \$30,000
- 8.8 Approval of a Purchase Order to Synagro for Sludge Removal FY22: \$90,000
- 8.9 Approval of a Purchase Order to T&H Construction of NC for Water & Sewer Emergency Repairs for FY22: \$60,000
- 8.10 Approval of a Purchase Order to Utilitech for Water Taps and Service Installation for FY22: \$70,000

Moved by Fred McCoy, seconded by Jacqueline A. Newton

Motion to approve items 8.2 through 8.10 together as presented.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

- 8.11 Approval of Preliminary Agreement and Award for Design-Build to State Utility Contractors for Factory Road Water Extension Project for \$90,500 and associated purchase order

Moved by David Piepmeyer, seconded by Jacqueline A. Newton

Commissioner Piepmeyer requested periodic updates on the project as it progresses. He wants to be made aware of any risks that threaten the project whether budgetary or otherwise.

Motion to approve preliminary agreement and award for Design-Build to State Utility Contractors for Factory Road Water Extension Project for \$90,500 and associated purchase order as presented.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			

David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

8.12 Budget amendment to rollover funds

11 - 31

County Manager McEwen requested the Board add an item to the agenda under Approvals for Budget Amendment and Purchase Order for \$350,000 to rollover FY2021 funds for purchase of real property for Parks & Recreation located at Highway 117 N Parcel IC 3321-30-8998-0000

[MORTON PROPERTY PURCHASE 10052020](#)

9 APPOINTMENTS

9.1 Appointment to Pender Memorial Hospital Board

Moved by David Piepmeyer, seconded by Jacqueline A. Newton

Motion to appoint Willie J. Armstrong to the Pender Memorial Hospital Board for a three year term to expire July 12, 2024.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

9.2 Appointment TDA Board

Moved by David Piepmeyer, seconded by Jacqueline A. Newton

Motion to appoint Scott Franko to fill a collector position on the Tourism Development Authority for a three year term to expire July 12, 2024.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			

David Williams				x
	4	0	0	1

CARRIED.

9.3 Re-appointment ABC Board

Moved by Jacqueline A. Newton, seconded by David Piepmeyer

Motion to reappoint Diane Chadwick to the ABC Board for District 5 for a three year term to expires July 12, 2024.

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

**10 ITEMS FROM THE COUNTY ATTORNEY, COUNTY MANAGER,
ASSISTANT COUNTY MANAGERS, & COUNTY COMMISSIONERS**

10.1 Health Department update

Director Carolyn Moser informed the Board that the County has a 2.5% positivity rate. One restaurant had to close because 12 employees got sick. They are immunizing 5 five days a week. Covid 19 is still out there. She has not been told so but assumes we have the Delta variant because Bladen county has cases, 51% of population has had at least one vaccination.

Assistant Manager Shipley said there are concerts coming up. The Penderlea stage and gym floors have been re-coated and look really nice. We just finished the fifth week of summer camp averaging 84 children a week. Youth ball club did well during state tournaments.

Commissioner Newton asked asked if a dance or performing arts group wants to present, how do they gain access to Penderlea auditorium? Mr. Shipley said they can apply on the website on the Parks and Recreation page. The cost varies.

Assistant Manager Vann reminded everyone of the upcoming grand opening ceremony for the renovated courthouse. Invitations have been sent to dignitaries.

Commissioner Newton said there is a long term recovery seminar from storms next Saturday from 10 am to noon at the Rocky Point Community Center and encourage everyone to attend.

She acknowledged Harry Teachy at Penderlea store for updating and re-opening. She attended the grand opening and It is better than ever. She appreciates the heart and spirit it has taken for him to do this.

Commissioner McCoy said Pastor Ted Mercer recently passed away. He did so much for the county. His church was used as area distribution center for the county for food and supplies.

Commissioner Piepmeyer stated he also attended the grand opening of Penderlea store. It is an icon and gathering place to go and sit and have discussions. There are rocking chairs, park benches, picnic tables. It is important to take time to have discussions at the local level. He makes sure to stop every time he is in Penderlea. At the end of last month's WMPO meeting, the state brought forth a presentation of an unsolicited proposal received on replacement of Cape Fear Memorial Bridget. Part of it included how it would be paid for that includes tolls. The bridge is nearing the end of life. They recently spent \$15 million on maintenance. It is over 50 years old. He asked the other board members' to give him feedback. He thinks any initiative to replace the bridge needs to be taken. They can email him their thoughts.

Chairman Brown said Commissioner Williams father passed away and there is a service at
2 pm this Saturday at Methodist church service with a 1 pm visitation.

11 CLOSED SESSION (IF APPLICABLE).

County Attorney Thurman said the Board needs to go into closed session for attorney client, economic development, acquisition and personnel matters.

Moved by David Piepmeyer, seconded by Fred McCoy

Motion to enter Closed Session at 5:36 pm as per N.C.G.S 143-318(11)

Subsections:

(3) for attorney client

(4) for economic dev

(5) for acquisition

(6) for personnel

	For	Against	Abstained	Absent
George Brown	x			
Fred McCoy	x			
Jacqueline A. Newton	x			
David Piepmeyer	x			
David Williams				x
	4	0	0	1

CARRIED.

12 ADJOURNMENT

The meeting adjourned at 6:44 pm.



Pender County Request for Board Action

TO: Board of County Commissioners

FROM: Chad McEwen

DATE: October 5, 2020

SUBJECT: Consideration of the Budget Amendment and Purchase Order for the purchase of 58.67 +/- acres of real property located on Highway 117N in Burgaw and identified as Parcel ID 3321-30-8998-0000.

SUMMARY:

For over a year the County has been in discussions and negotiations with Robert Morton regarding the purchase of the property listed above. The property consists of 58.67 +/- acres of land on Highway 117 N just outside of Burgaw. The property was appraised in March 2019 for \$330,000. Upon revisiting the appraisal in June 2020, there was no change. In negotiations with Mr. Morton, he has agreed to a sales price of \$330,000 for this parcel. A site assessment has also been completed for this site.

In addition, we are requesting a general fund balance appropriation in the amount of \$350,000. In FY2020, \$360,000 was budgeted for the purchase of land for a county park in the western part of the county. Those funds were not spent and put back into the general fund at the end of the fiscal year. This amount will cover the purchase price in full as well as attorney's fees, legal description preparation, and an environmental assessment.

The proposed Budget Amendment is attached. Please also include in your consideration the Purchase Order to Robert Morton in the amount of \$330,000 from 665-407400.

Please note, copies of the appraisal report are included in your packet.

ACTION REQUESTED:

The requested action is the approval of the Budget Amendment and Purchase Order for the purchase of real property located at Highway 117 N in Burgaw and identified as Parcel ID 3321-30-8998-0000.



Board of Commissioners
George R. Brown, Jr., Chairman
Archibald "Fred" McCoy, Vice Chairman
Jaqueline A. (Jackie) Newton
David A. Piepmeyer
J. David Williams, Jr.

County Manager
Chad McEwen
County Attorney
Carl W. "Trey" Thurman, III
Clerk to the Board
Melissa Long

**Resolution Authorizing the Purchase of Approximately 62.073 Acres (PIN #3221-30-8998-0000)
Along US Highway 117 North**

WHEREAS, Pender County has explored the feasibility of purchasing additional land in the Burgaw area for future parks and recreational facilities and/or economic development initiatives, and

WHEREAS, Pender County has identified a tract North of Burgaw that is available for purchase and addresses all necessary requirements for the land Pender seeks which is described above, and

WHEREAS, Pender County has had preliminary wetland evaluations completed for the property and determined that only approximately 3.2 acres of wetland are contained on the subject property, and

WHEREAS, Pender County has had an appraisal completed on the property and negotiated a sell price of \$330,000 with the owner which is consistent with the appraised value, and

WHEREAS, the following contingencies and terms of sale have been agreed to by both parties:

- 1) 120-day examination period from date of execution of contract to purchase
 - a. Examination period can be extended in 30-day increments based on agreement of both parties
- 2) County will provide \$10,000 in earnest money deposit that will be applied to purchase price at closing. If the contract is cancelled by the Buyer during the examination period, the full amount of the earnest money shall be refunded to the Buyer.

WHEREAS, the purchase of the above referenced property will require survey and legal description preparation, wetland delineation review by USCOE, and attorney fees related to the closing.

NOW THEREFORE BE IT RESOLVED, the Pender County Board of Commissioners hereby approves the purchase of the above described property based on the following terms:

- 1) Purchase price of \$330,000.
- 2) The Board authorizes staff to execute all professional and legal services required to complete this sell. It is anticipated that these related expenses will not exceed \$20,000. based on the above referenced terms and conditions.
- 3) Board of Commissioners hereby appropriates a total of \$350,000

Adopted this the 5th day of October 2020.

George R. Brown, Chairman
Pender County Board of Commissioners

ATTEST:

Page 2 of 21
Melissa Long, Clerk to the Board



Pender County Budget Ordinance Amendment

Thursday, September 24, 2020

Page 3 of 21

Date

Monday, October 5, 2020

Board Meeting Date (If Applicable)

Monday, October 5, 2020

Fiscal Year

FY 2020-2021

Fund

10 - GENERAL

Department

665 - PARKS & RECREATIONAL DEPARTMT

Purpose of Request
To budget appropriated fund balance to purchase Morton property.

REVENUES

	Account # (ORG-OBJECT)	Account Description	Amount
1	695-399000	Appropriated Fund Balance	350,000
2			
3			
4			
5			

Proposed Amendment:

EXPENDITURES

	Account # (ORG-OBJECT)	Account Description	Amount
1	665-407400	Capital Outlay	350,000
2			
3			
4			
5			

Total Revenues

350000

Total Expenditures

350000

Budget Amendment Balances when Zero.

0

Prepared By:

Melissa Long

Email

mlong@pendercountync.gov

Morton Appraisal

File No. 19-028



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

TBD US Highway 117
Burgaw, NC 28425

for

Pender County
805 South Walker Street
Burgaw, NC
28425

as of

March 27, 2019

by

William J. Swain
120 N Cardinal Extension Dr, Ste 101
Wilmington, NC 28405

WJ Swain & Company

WJ Swain & Company
120 N Cardinal Extension Dr, Ste 101
Wilmington, NC 28405
(910) 782-8213

April 8, 2019

Pender County
805 South Walker Street
Burgaw, NC
28425

Property - TBD US Highway 117
Burgaw, NC 28425
Client - Pender County
File No. - 19-028

Dear Mr. McEwen,

In accordance with your request, I have prepared an appraisal of the real property located at TBD US Highway 117 , Burgaw, NC.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of March 27, 2019 is :

\$330,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

WJ Swain & Company

William J. Swain
William J. Swain
NC Certification #A7656



LAND APPRAISAL REPORT		File No. 19-028																																																																							
Owner Robert and Katrina Morton		Census Tract 9204.03 Map Reference Mp Bk 33 / Pg 118																																																																							
Property Address TBD US Highway 117																																																																									
City Burgaw	County Pender	State NC Zip Code 28425																																																																							
Legal Description 58.67 ACRES PB 33/118																																																																									
Sale Price \$Unknown	Date of Sale TBD	Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD																																																																							
Actual Real Estate Taxes \$531.19 (yr.)																																																																									
Client Pender County		Address 805 South Walker Street, Burgaw, NC, 28425																																																																							
Occupant Vacant	Appraiser William J. Swain	Instructions to Appraiser Determine market value.																																																																							
Intended User: Pender County		Intended Use: The intended use is to assist in a potential acquisition.																																																																							
Location: ☐ Urban ☐ Suburban ☒ Rural Built Up: ☐ Over 75% ☐ 25% to 75% ☒ Under 25% Growth Rate: ☐ Fully Dev. ☐ Rapid ☐ Steady ☒ Slow Property Values: ☐ Increasing ☒ Stable ☐ Declining Demand/Supply: ☐ Shortage ☐ In Balance ☒ Over Supply Marketing Time: ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.		Employment Stability: ☐ Good ☒ Avg. ☐ Fair ☐ Poor Convenience to Employment: ☐ ☒ ☐ ☐ Convenience to Shopping: ☐ ☒ ☐ ☐ Convenience to Schools: ☐ ☒ ☐ ☐ Adequacy of Public Transportation: ☐ ☐ ☒ ☐ Recreational Facilities: ☐ ☒ ☐ ☐ Adequacy of Utilities: ☐ ☒ ☐ ☐ Property Compatibility: ☐ ☒ ☐ ☐ Protection from Detrimental Conditions: ☐ ☒ ☐ ☐ Police and Fire Protection: ☐ ☒ ☐ ☐ General Appearance of Properties: ☐ ☒ ☐ ☐ Appeal to Market: ☐ ☒ ☐ ☐																																																																							
Present Land Use: 45 % 1 Family ☐ % 2-4 Farm ☐ % Apts. ☐ % Condo 15 % Commercial 100.00 % Industrial 35 % Vacant ☐ % Change in Present Land Use: ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*) (*) From ☐ Owner ☐ Tenant ☐ % Vacant Predominant Occupancy: ☒ Owner ☐ Tenant ☐ % Vacant Single Family Price Range: \$50,000 to \$650,000 Predominant Value \$200,000 Single Family Age: New yrs. to 120 yrs. Predominant Age 35 yrs.																																																																									
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) The subject is located in rural Pender County. Land uses are primarily a mix of residential, agricultural, and vacant land. Support facilities, including employment, shopping, schools, medical, and recreation, are available in town, but take somewhat longer to reach due to the rural nature of the area.																																																																									
Dimensions See attached plat. = 58.67 acres ☐ Corner Lot Zoning Classification RA - Rural Agricultural Present Improvements ☒ do ☐ do not conform to zoning regulations Highest and best use: ☒ Present use ☐ Other (specify) _____																																																																									
Elec. ☒ Public ☐ Other (Describe) _____ Gas ☐ _____ Water ☒ _____ San. Sewer ☒ _____ ☐ Underground Elec. & Tel.		OFF SITE IMPROVEMENTS Street Access: ☒ Public ☐ Private Surface Asphalt Maintenance: ☒ Public ☐ Private ☐ Storm Sewer ☐ Curb/Gutter ☐ Sidewalk ☐ Street Lights																																																																							
Topo Generally flat - cleared Size 58.67 acres Shape Irregular View Rural Residential Drainage Appears adequate Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes																																																																									
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The subject contains 62.073 total acres; however, 3.402 acres are in the right of way (US Hwy 117). The net size, 58.671 acres, is what is used for this analysis.																																																																									
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject. For the Market Data Analysis ☒ See grid below. ☐ See narrative attachment.																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>Subject Property</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>TBD US Highway 117 Burgaw, NC 28425</td> <td>0 Highsmith Road Rocky Point, NC 28457</td> <td>644 NC Highway 133 Rocky Point, NC 28457</td> <td>0 Murray Town Road Burgaw, NC 28425</td> </tr> <tr> <td>Proximity to Subj.</td> <td></td> <td>11.05 miles S</td> <td>13.97 miles S</td> <td>1.97 miles E</td> </tr> <tr> <td>Sale Price</td> <td>\$ Unknown</td> <td>\$ 375,000</td> <td>\$ 450,000</td> <td>\$ 259,000</td> </tr> <tr> <td>Price</td> <td></td> <td>\$ 3,505</td> <td>\$ 3,741</td> <td>\$ 6,218</td> </tr> <tr> <td>Data Source</td> <td>Inspection/Pub. Rec.</td> <td>MLS#100108597/Pub. Rec.</td> <td>MLS#100003046/Pub. Rec.</td> <td>MLS#100061065/Pub. Rec.</td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>TBD</td> <td>12/16/2018</td> <td>03/28/2018</td> <td>03/28/2018</td> </tr> <tr> <td>Location</td> <td>Rural</td> <td>Rural</td> <td>Rural</td> <td>Rural</td> </tr> <tr> <td>Site/View</td> <td>Rural Residential</td> <td>Rural Residential</td> <td>Rural Residential</td> <td>Rural Residential</td> </tr> <tr> <td>Site Area</td> <td>58.67 acres</td> <td>107.00 acres</td> <td>120.30 acres</td> <td>41.65 acres</td> </tr> <tr> <td>Topography</td> <td>Cleared</td> <td>Cleared</td> <td>Wooded</td> <td>Cleared</td> </tr> <tr> <td>Sales or Financing Concessions</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td>☒ Plus ☐ Minus \$ 150,000</td> <td>☒ Plus ☐ Minus \$ 270,000</td> <td>☐ Plus ☒ Minus \$ -25,900</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Gross 40.0% Net 40.0% \$ 525,000</td> <td>Gross 60.0% Net 60.0% \$ 720,000</td> <td>Gross 10.0% Net -10.0% \$ 233,100</td> </tr> </tbody> </table>				ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	TBD US Highway 117 Burgaw, NC 28425	0 Highsmith Road Rocky Point, NC 28457	644 NC Highway 133 Rocky Point, NC 28457	0 Murray Town Road Burgaw, NC 28425	Proximity to Subj.		11.05 miles S	13.97 miles S	1.97 miles E	Sale Price	\$ Unknown	\$ 375,000	\$ 450,000	\$ 259,000	Price		\$ 3,505	\$ 3,741	\$ 6,218	Data Source	Inspection/Pub. Rec.	MLS#100108597/Pub. Rec.	MLS#100003046/Pub. Rec.	MLS#100061065/Pub. Rec.	Date of Sale and Time Adjustment	TBD	12/16/2018	03/28/2018	03/28/2018	Location	Rural	Rural	Rural	Rural	Site/View	Rural Residential	Rural Residential	Rural Residential	Rural Residential	Site Area	58.67 acres	107.00 acres	120.30 acres	41.65 acres	Topography	Cleared	Cleared	Wooded	Cleared	Sales or Financing Concessions					Net Adj. (Total)		☒ Plus ☐ Minus \$ 150,000	☒ Plus ☐ Minus \$ 270,000	☐ Plus ☒ Minus \$ -25,900	Indicated Value of Subject		Gross 40.0% Net 40.0% \$ 525,000	Gross 60.0% Net 60.0% \$ 720,000	Gross 10.0% Net -10.0% \$ 233,100
ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																					
Address	TBD US Highway 117 Burgaw, NC 28425	0 Highsmith Road Rocky Point, NC 28457	644 NC Highway 133 Rocky Point, NC 28457	0 Murray Town Road Burgaw, NC 28425																																																																					
Proximity to Subj.		11.05 miles S	13.97 miles S	1.97 miles E																																																																					
Sale Price	\$ Unknown	\$ 375,000	\$ 450,000	\$ 259,000																																																																					
Price		\$ 3,505	\$ 3,741	\$ 6,218																																																																					
Data Source	Inspection/Pub. Rec.	MLS#100108597/Pub. Rec.	MLS#100003046/Pub. Rec.	MLS#100061065/Pub. Rec.																																																																					
Date of Sale and Time Adjustment	TBD	12/16/2018	03/28/2018	03/28/2018																																																																					
Location	Rural	Rural	Rural	Rural																																																																					
Site/View	Rural Residential	Rural Residential	Rural Residential	Rural Residential																																																																					
Site Area	58.67 acres	107.00 acres	120.30 acres	41.65 acres																																																																					
Topography	Cleared	Cleared	Wooded	Cleared																																																																					
Sales or Financing Concessions																																																																									
Net Adj. (Total)		☒ Plus ☐ Minus \$ 150,000	☒ Plus ☐ Minus \$ 270,000	☐ Plus ☒ Minus \$ -25,900																																																																					
Indicated Value of Subject		Gross 40.0% Net 40.0% \$ 525,000	Gross 60.0% Net 60.0% \$ 720,000	Gross 10.0% Net -10.0% \$ 233,100																																																																					
Comments on Market Data: See additional comments.																																																																									
Comments and Conditions of Appraisal: See additional comments.																																																																									
Final Reconciliation: See additional comments.																																																																									
Page 6 of 21 I ESTIMATE THE MARKET VALUE AS DEFINED, OF SUBJECT PROPERTY AS OF March 27 , 2019 to be \$330,000 WJ Swain & Company																																																																									

[illegible]

ADDITIONAL COMMENTS

Intended User	Pender County				
Property Address	TBD US Highway 117				
City	Burgaw	County	Pender	State	NC
Zip Code	28425				
Client	Pender County				

COMMENTS ON MARKET DATA

A two year analysis of all land sales across Pender, Onslow, and New Hanover Counties, containing at least 20 acres, was conducted. This search yielded a sufficient amount of data, which is summarized below.

A total of 10 sales meeting the above described criteria were observed from the 2017-2018 period. The sale price per acre scale was \$2,284 to \$6,218. The average price per acre was \$4,283. The median was \$4,096.

For the 2018-present period, a total of 7 sales were observed. The sale price per acre scale was \$2,529 to \$9,086. The average price per acre was \$5,853. The median price per acre was \$5,851.

COMMENTS AND CONDITIONS OF APPRAISAL

After analyzing sales data from the previous two year period, the four most recent, reasonably similar, sales are provided for comparison. The dollar adjustments made for differences represent the percentage of increase or decrease in the price per acre the specific characteristic has. Adjustments are minimal and summarized below.

Sales one through three require adjustments for significant differences in site size. Sales two and four require upward adjustments for being wooded properties, which is inferior to the subject. No further adjustments are necessary.

FINAL RECONCILIATION

The Sales Comparison Approach is the only approach to value that was developed. It best represents market activity, therefore it is considered the most reliable approach to value. Although land can be leased, primarily for agriculture or hunting purposes, the income generated from these types of leases is not significant enough for typical investors. Therefore, the Income Approach was not developed. The Cost Approach is not an appropriate method for valuing vacant land.

The sales used for comparison produced an indicated price per acre scale of \$3,931 to \$5,985. The breakdown on each comparable sale's adjusted price per acre is as follows;

1. \$4,906
2. \$5,985
3. \$5,596
4. \$3,931

Sales one and three are given the most weight. With the exception of sale four, these two properties have the lowest gross adjustment percentages, which is indicative of being the most similar to the subject. Sale four has a low gross adjustment percentage as well; however, it's adjusted price per acre is somewhat of an outlier from the remaining sales and from the statistical measures mentioned elsewhere in the report. No weight is given to it. The gross adjustment percentage for sale two exceeds 50%, which diminishes the reliability to a degree. Nonetheless, it does provide additional support.

After this analysis, a price per acre of \$5,600 is adopted. This produces an indicated value for the subject of \$328,552 (\$5,600 x 58.67 ac), which is rounded to \$330,000.

~~58.671~~ acres
 3.2 acres (wetland)
 55.471 acre gross (minus
 ROW and wetlands)
 x \$5,600 = \$310,637.60

Additional Statements

Intended User	Pender County			
Property Address	TBD US Highway 117			
City	Burgaw	County	Pender	State NC
Client	Pender County			
				Zip Code 28425

A visual observation of the accessible areas was performed. The appraisal cannot be relied upon to disclose conditions or defects in the property. Furthermore, simply because a borrower or third party may receive a copy of this report, does not mean the borrower or third party is an intended user. The intended user is the client. No other intended users have been identified. The intended use is to evaluate the property that is the subject of this report and determine market value as defined herein. This report is subject to the stated scope of work, purpose of this appraisal, reporting requirements, and any other assignment conditions.

I have prepared this report in full compliance with the Appraiser Independence Requirements. Furthermore, this report has been prepared in compliance with USPAP guidelines and was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

No sales/transfers of the subject were observed in the three years prior to the effective date.

The subject's tax parcel ID number is 3321-30-8998-0000.

Scope of Work

Borrower or Owner **Pender County**Property Address **TBD US Highway 117**City **Burgaw**County **Pender**State **NC**Zip Code **28425**Lender or Client **Pender County**

Scope of Work is defined as "the type and extent of research and analysis in an assignment". To determine the appropriate scope of work for the assignment, we considered the intended use and user of the appraisal, the complexity of the property and assignment, and other pertinent factors. Our concluded scope of work is described below.

Report Type

This appraisal report is presented in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) Standard Rule 2-2. This report is intended to fully comply with all applicable portions of the USPAP version in effect on the date this report was prepared. This report has also been prepared to fully comply with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA)/ Interagency Appraisal and Evaluation Guidelines.

Data Research & Analysis

The research and analysis process includes the collecting, verifying and analyzing of relevant data. This includes, but is not limited to comparable sales and/or lease information. Although we make a concerted effort to confirm the nature of each sale or lease with a party to the transaction, it is sometimes necessary to rely on secondary verification sources deemed reliable.

Property Identification

The subject property has been identified by the legal description, the county assessor's parcel number, street address and/or general description.

Property Inspection/Observation

William J. Swain made an observation of the subject property on March 27, 2019.

Market Area & Market Conditions

A review and analysis of the market and sub-market areas and current market conditions have been made. Our office maintains a comprehensive database for the market area and has utilized it and additional market data relevant to this analysis.

Highest & Best Use Analysis

A Highest and Best Use Analysis for the subject property has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Valuation Methodology

Appraisers typically consider the use of three primary approaches to value when developing a market value opinion for real property. These include the Cost Approach, Sales Comparison Approach and Income Approach. The inclusion/exclusion of these approaches in this assignment is noted in the final reconciliation.

Intended Use

The intended use is to assist in a potential site acquisition.

Intended User

The intended user is the client, Pender County

Market Value

Market Value: As defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation in compliance with Title XI of FIRREA, as well as by the Uniform Standards of Appraisal Practice as promulgated by the Appraisal Foundation, is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby,

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Certification

Borrower or Owner Fender CountyProperty Address TBD US Highway 117City BurgawCounty FenderState NCZip Code 28425Lender or Client Fender County

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I, William J. Swain have made a personal inspection of the property that is the subject of this report.
10. No one, other than those signing this Certification, has provided significant real property appraisal assistance to the person(s) signing this Certification.
13. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, I, William J. Swain, have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.

APPRAISER:

Signature: William J. SwainName: William J. SwainDate Signed: 04/08/2019State Certification #: A7656

or State License #:

State: NCExpiration Date of Certification or License: 06/30/2019

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: A6988

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

☐ Did☐ Did Not Inspect Property

USPAP Compliance Addendum

File No. 19-028

Borrower/Cient	Pender County		
Property Address	TBD US Highway 117		
City	Burgaw	County	Pender
State	NC	Zip Code	28425
Lender/Cient	Pender County		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- * I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- * I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- * This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☐ I have **NOT** made a personal inspection of the property that is the subject of this report.
- ☒ I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 180 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature William J. Swain

Name William J. Swain

Date of Signature April 8, 2019

State Certification # A7656

or State License # _____

State NC

Expiration Date of Certification or License 06/30/2019



Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

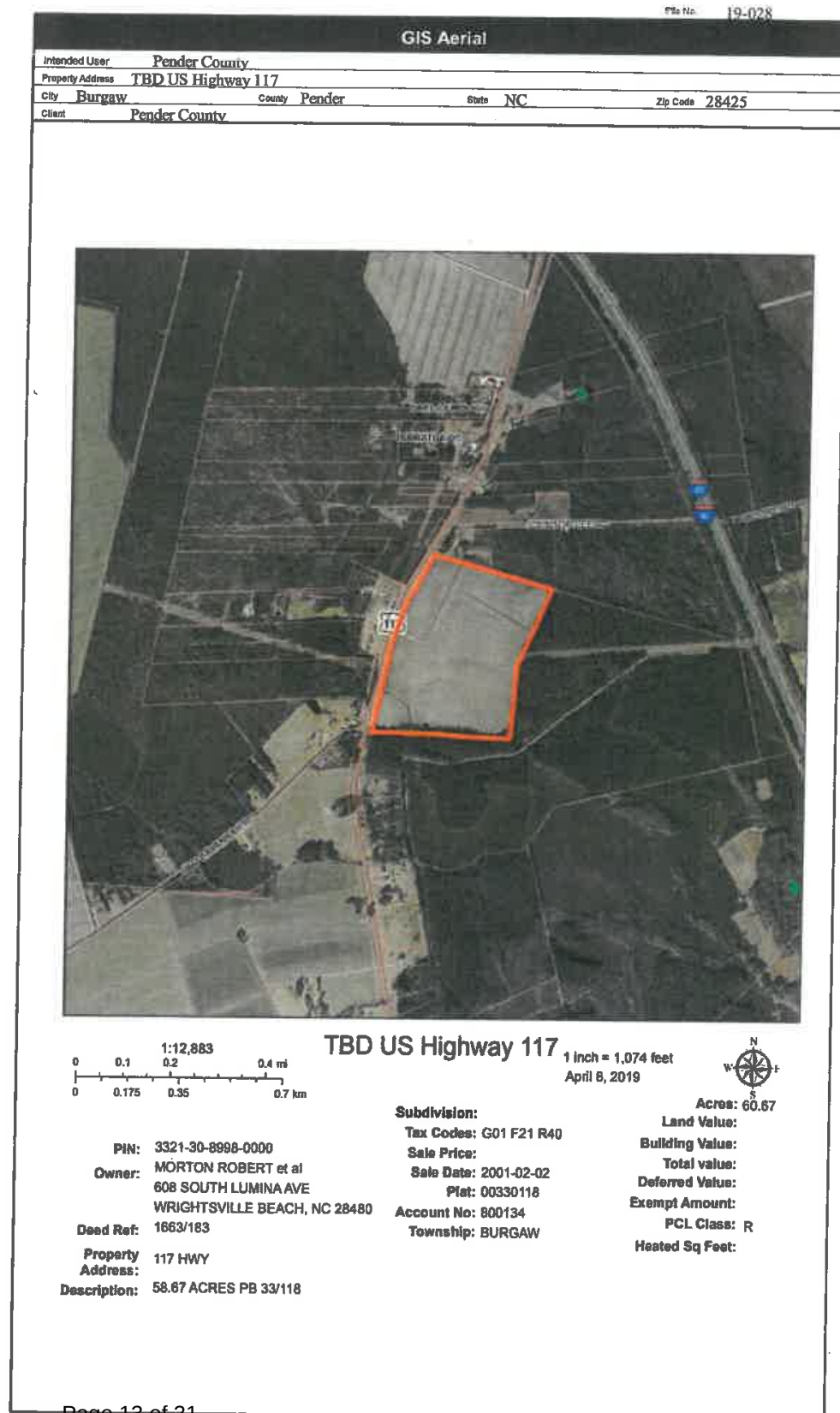
Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Effective Date of Appraisal March 27, 2019

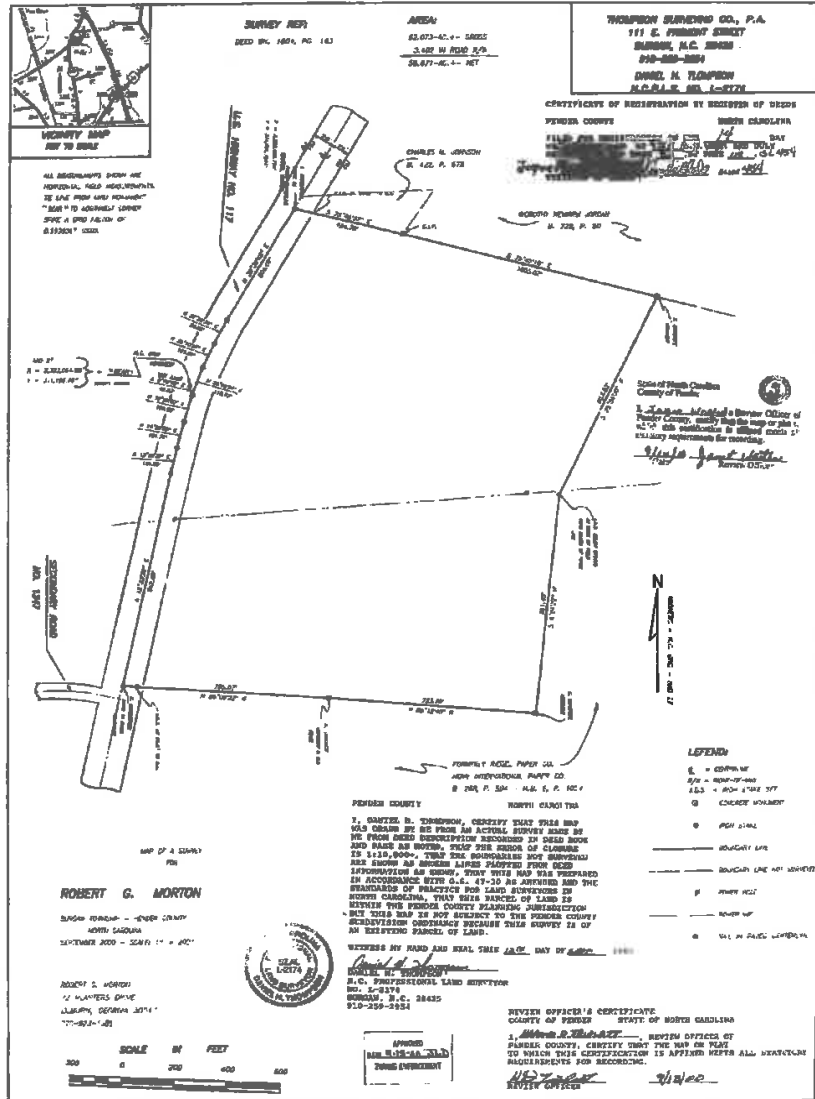
USPAP Compliance Addendum 2014

Page 1 of 1

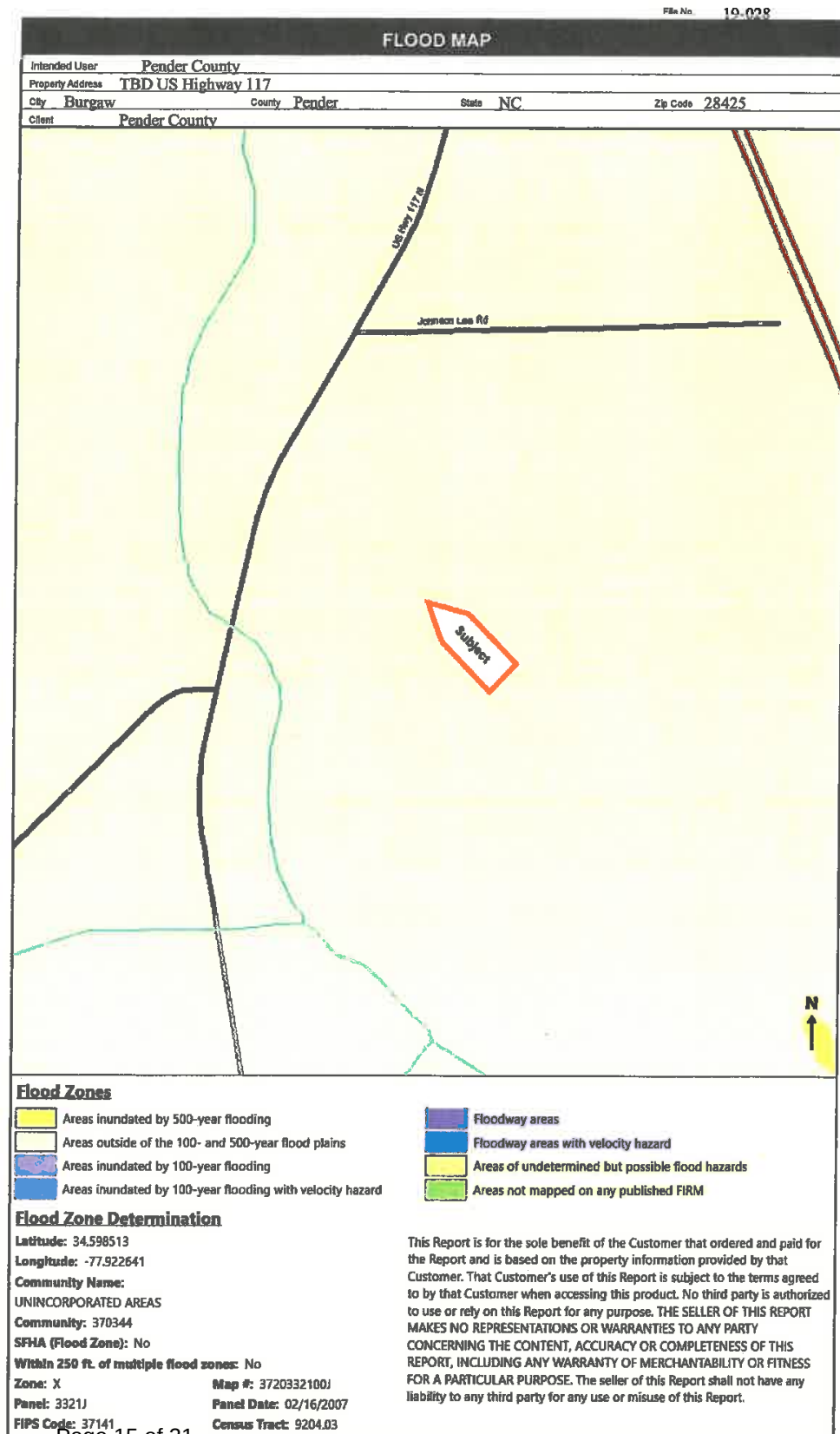


SITE PLAN

Intended User Pender County
 Property Address TBD US Highway 117
 City Burgaw County Pender State NC Zip Code 28425
 Client Pender County



MB 33-118 SL 464



PHOTOGRAPH ADDENDUM

Intended User	Pender County				
Property Address	TBD US Highway 117				
City	Burgaw	County	Pender	State	NC
Client	Pender County				
	Zip Code 28425				



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User **Fender County**
 Property Address **TBD US Highway 117**
 City **Burgaw** County **Pender** State **NC** Zip Code **28425**
 Client **Pender County**

**COMPARABLE #1**

0 Highsmith Road
 Rocky Point, NC 28457

Price \$375,000
 Price/SF 3,505
 Date 12/16/2018
 Site Area 107.00 acres

Value Indication \$525,000

**COMPARABLE #2**

644 NC Highway 133
 Rocky Point, NC 28457

Price \$450,000
 Price/SF 3,741
 Date 03/28/2018
 Site Area 120.30 acres

Value Indication \$720,000

**COMPARABLE #3**

0 Murray Town Road
 Burgaw, NC 28425

Price \$259,000
 Price/SF 6,218
 Date 03/28/2018
 Site Area 41.65 acres

Value Indication \$233,100

PHOTOGRAPH ADDENDUM

Intended User **Fender County**
 Property Address **TBD US Highway 117**
 City **Burgaw** County **Pender** State **NC** Zip Code **28425**
 Client **Fender County**



COMPARABLE #4

2A & 3A Coras Grove Road
 Burgaw, NC 28425

Price **\$193,000**
 Price/SF **3,574**
 Date **02/15/2018**
 Site Area **54.00**

Value Indication **\$212,300**

COMPARABLE #5

Price **\$**
 Price/SF **\$**
 Date **\$**
 Site Area **\$**

Value Indication **\$**

COMPARABLE #6

Price **\$**
 Price/SF **\$**
 Date **\$**
 Site Area **\$**

Value Indication **\$**



Qualifications for William "Jason" Swain

EDUCATION

University of North Carolina at Wilmington
B.A., Political Science (May 2007)

PRIVATE SECTOR EXPERIENCE

Nest Realty - Wilmington (December 2015 - Present)
Realtor® / NC Licensed Real Estate Broker (#282454)

WJ Swain & Company - Wilmington, NC (January 2017 - Present)
President/Certified Residential Appraiser (#A7656)

Cape Fear Valuation Services, LLC - Wilmington, NC (October 2012 - December 2016)
Owner / NC Certified Residential Appraiser (#A7656)

Cavenaugh Appraisals - Wilmington, NC (June 2008 - October 2012)
NC Registered Trainee Appraiser (#T5134)

PUBLIC SECTOR EXPERIENCE

City of Wilmington Engineering Division - Wilmington, NC (December 2014 - May 2016)
Property Acquisition Specialist

New Hanover County Tax Department - Wilmington, NC (November 2013 - December 2014)
Appraiser

PROFESSIONAL LICENSES

North Carolina Certified Residential Appraiser, # A7656
North Carolina Licensed Real Estate Broker, # 282454

PROFESSIONAL MERITS AND AFFILIATIONS

FHA Approved Appraiser
Appraisal Subcommittee's National Registry
Practicing Affiliate of the Appraisal Institute
Member of the North Carolina Professional Appraisers Coalition (NCPAC)
Member of the Cape Fear REALTORS®
2016 Chairman - Cape Fear REALTORS® Appraisal Division
2017 Member - New Hanover County Board of Equalization and Review

EXPERIENCE TESTIFYING BEFORE THE FOLLOWING

New Hanover County Board of Equalization and Review - Wilmington, NC
Carteret County Board of Equalization and Review - Beaufort, NC
North Carolina Property Tax Commission - Raleigh, NC
NC District Court/District 5 - Wilmington, NC

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2019

REGISTRATION / LICENSE / CERTIFICATE HOLDER		
18	WILLIAM JASON SWAIN	
A7656	C	Y
APPRAISER NUMBER	TYPE	NATIONAL REGISTRY

William Jason Swain
 APPRAISER'S SIGNATURE

David W. Hays
 EXECUTIVE DIRECTOR

