



Town of Pilot Mountain
Armfield Civic Center 873 W 52 Bypass Pilot Mountain, NC 27041
Monday, June 10, 2024, 7:00 PM

BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Call to Order/Moment of Silence/Pledge of Allegiance

Adoption of Agenda

Public Hearings

1. FY 2025 Budget Public Hearing

Public Comment

Anyone may speak on any issue. Before speaking, please state your name and address. Please limit comments to three minutes.

Board & Committee Reports

- [2.](#) ABC Report

Unfinished Business

- [3.](#) FY 2025 Budget Adoption
- [4.](#) Personnel Policy Amendment

New Business

- [5.](#) FY 2025 Fee Schedule
- [6.](#) Armfield Civic Center PARTF Renovations Project
- [7.](#) July 2024 Meeting Schedule
- [8.](#) 2023 Water System Projects
- [9.](#) Temporary Social District Expansion
- [10.](#) Temporary Construction Easement Condemnation

Administrative Reports

- [11.](#) Town Manager & Staff Reports

Mayor and Commissioners Comments

Closed Session

12. Personnel

Other Business

Adjourn



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

ABC Report	
<u>Background Information:</u>	
April 2023: \$192,375 April 2024 \$215,576 Increase of 9.09%	
<u>Staff Recommendation:</u>	Information Only
<u>Possible Board of Commissioner Actions</u>	
•	
<u>Attachments</u>	
•	



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

FY 2025 Budget Adoption	
<u>Background Information:</u>	
The attached budget ordinance was prepared in accordance with the discussions that we had at the budget workshop in April. There have been no changes to the budget since that time.	
<u>Staff Recommendation:</u>	Staff recommends approval of the budget as presented.
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Adopt budget ordinance as presented• Make changes to and adopt budget ordinance• Table until a later date• Reject budget ordinance	
<u>Attachments</u>	
<ul style="list-style-type: none">• FY 2025 Budget Ordinance	



(336) 368-2247
pilotmountainnc.org
124 W Main St.
Pilot Mountain, NC 27041

Budget Message

Message from Town Manager, Michael Boaz

May 9, 2022

Dear Mayor and Board of Commissioners,

It is my pleasure to present the proposed Town of Pilot Mountain budget for Fiscal year 2024-2025. This document provides the financial framework for the programs and services with Town government will be undertaking in the next fiscal year. The budget provides the resources needed to ensure the delivery of governmental services in a fiscally responsible manner. This proposed budget is a continuation of the financially sound practices that Town government has established and embraced.

Budget Process

In accordance with the North Carolina Local Government Budget and Fiscal Control Act, the budget revenues and appropriations are balanced. The statutorily required public hearing is scheduled for June 10, 2024 at 7 PM. The Board of Commissioners is required to adopt a balanced budget representing the Board's priorities, no later than June 30, 2022.

Budget in Brief

The recommended budget for all funds is \$4,645,240, a decrease of 23.78 over the estimated final budget for FY 2024. These increases are primarily due to the grant funds that were budgeted and expended during FY 2024.



Funds	Estimated Budget as of May 6, 2024	Recommended Budget FY 2023	Increase (Decrease)
General Fund	\$4,625,860	\$3,111,620	(\$1,514,240)
Water/Sewer Fund	\$1,399,260	\$1,463,620	\$64,360
Capital Reserve Fund	\$70,000	\$70,000	\$0
Total Budget	\$6,095,120	\$4,645,240	(\$1,449,880)
Percent Change			(23.78%)

Budget Summary

General Fund

The recommended FY 2024 General Fund Budget is \$3,111,620, a decrease of 32.7% over the FY 2023 estimated budget as of May 6. This large decrease is primarily due to the reduction in capital expenditures in the FY 2025 budget. In FY 2024, we resurfaced the Town Hall Parking lot, purchased a new building, and made a number of improvements to the HVAC and other equipment at the Rec Center. This budget is a continuation budget with no new programs and no increase in personnel, with the exception of change of the Main Street Coordinator position to Full Time. Below is a more detailed summary of the General Fund.

Water/Sewer Fund

The Water/Sewer fund expenditures are adopted at the fund level. There are no recommended changes to the structure of these departments or our operations. We will continue to provide high quality water and wastewater services to our customers. We will also continue to make investments in water/sewer infrastructure.

Capital Reserve Fund

There is no recommended change to this fund.

Staffing and Employee Pay/Benefits

The proposed budget includes a cost of living adjustment for all employees of 4%.

Summary

The Town budget is a planning document that outlines the priorities of the Board of Commissioners for the coming year. It presents a complex accumulation of fiscal policy and restraint balanced with competitive priorities for new initiatives. The annual process establishes strategic direction by allocating additional funding levels as a commitment to quality service.

This budget meets the goals established by the Board of Commissioners, maintains delivery of high quality services to the citizens of Pilot Mountain, and does so at the lowest possible cost to the tax payers.

Acknowledgement

The preparation of this budget would not have been possible without the assistance and cooperation of the Mayor and Board of Commissioners, the department heads, and especially Town Clerk Holly Utt.

Respectfully submitted,



James Michael Boaz
Town Manager



Town of Pilot Mountain, North Carolina
Annual Budget for FY 2024 – 2025

Budget Ordinance

BE IT ORDAINED by the Board of Commissioners of the Town of Pilot Mountain, North Carolina that the following anticipated fund revenues and departmental expenditures, together with certain fees and schedules, and with certain restrictions and authorizations, are hereby appropriated and approved for the operation of the Town government and its activities for the fiscal year beginning July 1, 2024 and ending June 30, 2025.

Summary

	Estimated Revenues	Fund Balance Appropriations	Appropriation
General Fund	\$3,111,620	\$0	\$3,111,620
Enterprise Fund	\$1,463,620	\$0	\$1,463,620
Capital Reserve Fund	\$70,000	\$0	\$70,000
Total:	\$4,645,240	\$0	\$4,645,240

Section 1: General Fund

The following list of approved revenues and authorized expenditures listed in this ordinance are hereby appropriated for the operation and activity of the General Fund for the fiscal year 2024-2025 in accordance with the chart of accounts for the Town of Pilot Mountain.

General Fund Revenues

Ad Valorem Taxes	\$965,000
Tax Penalties & Interest	\$5,000
Motor Vehicle Taxes	\$151,500
Interest On Investment	\$7,500
Miscellaneous	\$33,000
Sale Of Fixed Assets	\$10,000
Utility Franchise Tax	\$113,300
Solid Waste Disposal Tax	\$1,160
Powell Bill Allocation	\$55,000
Local Option Sales Tax	\$707,150
Beer & Wine Tax Distribution	\$8,590
Planning/Zoning Fees	\$2,500
Court Costs Fees & Charges	\$250
Recreation Charges	\$495,000
Cemetery - Sale of Lot	\$15,000
ABC Store Profit Sharing	\$373,870
Renal/Lease Income	\$24,200
Reimbursement for Services	\$15,000
Grants	\$0
Solid Waste Fees	\$115,000
Other Revenues	\$13,600
Encumbered Fund Balance	\$0

Encumbered Powell Bill Fund Balance

\$0

Total General Fund Revenues

\$3,111,620

General Fund Expenditures

General Government	\$427,570
Planning & Economic Development	\$252,070
Public Safety	\$1,112,880
Environmental Protection	\$296,080
Transportation	\$161,570
Culture & Recreation	\$745,730
Debt Service	\$115,720
Total Expenditures	\$3,111,620

Section 2: Enterprise Fund

The following list of approved revenues and authorized expenditures listed in this ordinance are hereby appropriated for the operation and activity of the Enterprise Fund for the fiscal year 2024-2025 in accordance with the chart of accounts for the Town of Pilot Mountain.

Enterprise Fund Revenues

Interest On Investment	\$0
Charges Utilities Water	\$763,520
Charges Utilities Sewer	\$531,780
Delinquent Fees	\$10,000
Late Fee	\$20,000
Returned Check Fee	\$500
Service Initiation Fee	\$2,200
Tap Fees - Water	\$15,000
Miscellaneous Revenue	\$300
Bulk Sale of Water	\$2,000
Bad Debts	\$0
Sale of Fixed Assets	\$0
Surry County/Mt Airy Loan Payments	\$118,320
Appropriated Retained Earnings	\$0
Total Water/Sewer Fund Revenues	\$1,463,620

Enterprise Fund Expenditures

Water & Sewer Operations	\$1,463,620
Total Expenditures	\$1,463,620

Section 3: Capital Reserve Fund

The following list of approved revenues and authorized expenditures listed in this ordinance are hereby appropriated for the operation and activity of the Capital Reserve Fund for the fiscal year 2024-2025 in accordance with the chart of accounts for the Town of Pilot Mountain.

Capital Reserve Fund Revenues

Infrastructure Investment Fee	\$70,000
Transfer from W/S Fund	\$0
Fund Balance Appropriated	\$0
	\$70,000

Capital Reserve Fund Expenditures

Transfer to Capital Project	\$70,000
Total Expenditures	\$70,000

Section 4: Levy of Taxes

There is hereby levied a tax at the rate of fifty-seven cents (\$0.57) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2024, for the purpose of raising the revenue listed Ad Valorem Taxes 2024-2025 in the General Fund Section 1 of this ordinance. This rate is based on a valuation of property for purposes of taxation of \$168,890,415 and an estimated rate of collection of 99.11%.

Section 5: Special Authorization of the Budget Officer

a) The Budget Officer shall be authorized to reallocate amounts between the functional areas listed above without limitation and without a report required.

b) The Budget Officer shall be authorized to execute transfers for contingency appropriations, not to exceed \$5,000. Notification of all such transfers shall be made to the Town Board at its next meeting following the transfer.

Section 6: Utilization of the Budget Ordinance

This ordinance shall be the basis of the financial plan for the Town of Pilot Mountain municipal government during the 2024-2025 fiscal year. The Budget Officer shall administer the Annual Operating Budget and ensure the staff and elected officials are provided with guidance and sufficient details to implement their appropriate portion of the budget.

Section 7. Copies of this Budget Ordinance

Copies of this Budget Ordinance shall be furnished to the Clerk, Board of Commissioners, Budget Officer and Department Heads to be kept on file by them for their direction in the disbursement of funds.

Adopted this 10th day of June, 2024.

Evan J Cockerham, Mayor

Attest:

Holly Utt, Town Clerk

4536265

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TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Personnel Policy Amendment	
<u>Background Information:</u>	
<p>Following last month's discussion, I have made some changes to the recommended vacation leave. I am recommending that we make a change to our policy that would grant more vacation time to our team. I am recommending the following:</p> <p>Less than 1 year: 40 hours 1-5 years: 100 hours 6-10 years: 160 hours 11-15 years: 180 hours 15+ years: 200 hours</p> <p>While this change would grant our employees more vacation time, this benefit will not create a significant cost for the Town. We will still only pay out 240 hours of vacation at separation and employees are still only allowed to carry over 240 hours from year to year. The cost to the Town will be more in opportunity costs than dollars as employees will have the availability to take more time off. However, it is important to keep our employees well rested and to make sure that we all have adequate time to take a break and recharge.</p>	
<u>Staff Recommendation:</u>	Adopt personnel policy revision as presented
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Adopt revision to personnel policy• Make changes to proposed changes and adopt• Reject changes• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">• Revised personnel policy	

Section 4. Vacation Leave

Vacation leave shall be used for rest and relaxation and may be used for medical appointments.

(a) **Initial Appointment**

Probationary Employees serving a probationary period following initial appointment may earn vacation leave but shall not be permitted to take vacation leave during the probationary period unless the denial of such leave will create an unusual hardship. Vacation leave may be taken during this period only with the prior approval of the appointing authority.

(b) **Vacation Leave – Manner of Accumulation**

Any employee working the basic workweek of 40 hours shall earn vacation leave at the following rates:

Years of Completed Aggregate Service	Hours Earned In one year
0-1	40
1-5	100
5-10	160
11-15	180
15+	200

Vacation leave earned by employees having a workweek with greater or fewer hours than the basic workweek shall be determined in accordance with the formula set forth in Section 6 of this article.



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

FY 2025 Fee Schedule	
<u>Background Information:</u>	
<p>The attached fee schedule has been updated to reflect the 5% water/sewer rate increase and the increased fee from Waste Management. We have also upped the fee for water/sewer taps as our costs have risen over the last several years. I have increased the fee for a road cut/bore to more adequately cover the costs.</p> <p>We have also made changes to the membership fee schedule at the ACC. We eliminated a number of different membership categories in order to make things more simple.</p> <p>There are no changes to Planning/Zoning fees.</p>	
<u>Staff Recommendation:</u>	Adopt fee schedule as presented
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Adopt fee schedule• Make changes to fee schedule and adopt• Reject fee schedule• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">• FY 2025 Fee Schedule	

**Town of Pilot Mountain, North Carolina
FY 2024-2025 Fee Schedule**

Administration

Copies (Black & White)	\$0.10 per page
Copies (Color)	\$0.30 per page
Thumb Drive	At cost
Returned Check/Bank Draft	\$30.00 per occurrence
Notary Fee	\$5.00
Business Registration	\$10.00 per year

Police

Police Reports	\$5.00
Finger Printing	\$15.00 Resident \$25.00 Non Resident

Code Enforcement

Administrative Fee	\$250.00
Lot Clearing and Mowing*	\$95.00 per hour
Bushhog & Tractor Required*	\$175.00 per hour
Other Nuisance Abatement*	\$75.00 per hour

* Charges in addition to administrative fee

Solid Waste Fees

Monthly Garbage/Recycling Service	\$17.32 month
Extra Garbage Carts	\$12.32 per cart/per month
8 yard Commercial Dumpster (services once weekly)	\$135.63 month
8 yard Commercial Dumpster (services every other week)	\$67.81 month
Bulk Item Pickup	\$45.00 + landfill fees

Cemetery

Per Plot (in town resident)	\$950.00
Per Plot (out of town resident)	\$1,500.00
Marking Fee (Business Hours)	\$100.00
Marking Fee (After Business Hours)	\$150.00

Planning & Zoning Fees

NOTE: All plan review fees include two reviews of plan submittals. If additional reviews are necessary, an additional plan review fee will be assessed per review.

Maps

8.5" x 11" & 8.5 x 14"	\$0.50
11" x 17"	\$1.00
Custom Work	Cost determined based on request

Applications for Board Review

Amendment to Conditional District	\$275.00
Appeal	\$550.00
Conditional Use Permit	\$550.00
Conditional District Rezoning	\$550.00
General Rezoning	\$550.00
Street, Alley or Right of Way closing	\$550.00
Ordinance Text Amendment	\$550.00
Variance	\$650.00
Voluntary Annexation	\$400.00

Permits

Single Family Residential	\$50.00
Two-Family Residential	\$50.00
Manufactured Home	\$50.00
Multi-Family Residential (Five units or less)	\$150.00
Multi-Family Residential (More than five units)	\$200 plus \$10 per unit
Commercial	\$200 plus \$10 per acre
Industrial	\$200 plus \$10 per acre

Additions/Accessory Structures/Upfits Zoning Permits

Residential	\$40.00
Commercial	\$100.00
Industrial	\$100.00

Sign Permits

Change of Panel	No Charge
Temporary Sign/Banner	\$15.00
On-Premise Attached	\$50.00
On-Premise Freestanding	\$50.00

Miscellaneous

Change of Use Permit	\$40.00
Co-Location Permit (Telecommunications Tower)	\$100.00
Demolition Permit	\$30.00
Home Occupation Permit	\$30.00
Re-advertising fee (due to action by applicant)	Cost of advertisement
Temporary Use Permit	\$75.00
Zoning Verification Letter	20

Site Plan and Plat Review

Site Plan Review Fee	\$ 300.00
Exemption/Recombination Plat	\$ 10.00
Minor Subdivision Plat Review Fee	\$75.00 plus \$5 per lot
Preliminary Major Subdivision Plat Review Fee (1-24 lots)	\$ 450.00
Preliminary Major Subdivision Plat Review Fee (25-100 lots)	\$1,300.00
Final Major Subdivision Plat Review Fee	\$ 175.00

Engineering Plan Review and Construction Administration Fees

Plan Review

Roadway (public and/or private)	\$0.95 per LF of Street Centerline
Parking/Loading areas (including access)	\$0.04 per square foot
Storm Drainage	\$1.00 per LF of Street Centerline
Water Lines	\$0.75 per LF of pipe
Sewer Lines	\$0.75 per LF of pipe
Stormwater Quality and/or Stormwater	\$1,700.00 each

Detention Facilities

Construction Administration

Roadway (public and/or private)	\$1.05 per LF of Street Centerline
Storm Drainage	\$1.00 per LF of Street Centerline
Water Lines	\$0.75 per LF of pipe
Sewer Lines	\$0.75 per LF of pipe
Stormwater Quality and/or Stormwater	\$2,000.00 each

Detention Facilities

Construction Plans Review Fee (for Consultant Review Only) - \$50 processing fee plus hourly rate for consultant review services times the number of review hours

Street Naming Signs (Collected at preliminary plat)

2 bladed street naming signs	\$100.00 includes posts and hardware
4 bladed street naming signs	\$150.00 includes posts and hardware

Facility Rental

Administration Building Basement

Resident	\$50.00 + \$25.00 Refundable Deposit
Non Resident	\$75.00 + \$25.00 Refundable Deposit
Non-Profit, Civic, or Community	\$15.00
Organization Meeting(4 hour maximum)	

Pilot Center

Resident	\$225.00 + \$150.00 Refundable Deposit
Non Resident	\$375.00 + \$150.00 Refundable Deposit

Available for use by non-profit organizations, community groups, and civic organizations for the purpose of holding meetings. Any fundraising activity or activity resulting in fees or admission charged does not qualify for this purpose. Qualifying groups are determined on a case by case basis.

CURRENT 2024 CHART OF FEES

	Description	IN Town	Out of Town	Occurance
Membership				
	Pool only membership (PAC 13 yrs old)		17	18.7 monthly
	Teen membership		28	30.8 monthly
	Individual adult membership		41	45.1 monthly
	1 Adult with dependants (age 22)		65	71.5 monthly
	2 Adult with dependants (age 22)		75	82.5 monthly
	Senior membership		33	36.3 monthly
	Senior couple membership		55	60.5 monthly
Fitness				
		Member	Non-Member	
	8 x 30 minute personal training sessions		320	monthly
	8 x 60 minute personal training sessions		560	monthly
	1 month bootcamp		25	monthly
	3 month bootcamp		75	per registration
Youth				
	Afterschool			monthly
	Youth Soccer			season
	Summer Camp/Week Long Camps		110	weekly
	Youth Basketball			season
	Swim Lessons		90	monthly
	Camp No School		20	per day
	Day Sport Camps		20	monthly
	Pizza Add of Fee for Camp			weekly
	Water Safety Swim lesson for Camp			weekly
Rentals				
	Pool Rentals		145	per rental
	1/2 Gym Rental		25	hourly
	Full Gym Rental		50	hourly
	Activity Center		25	hourly
	Activity Center & 1/2 Gym		35	hourly
	Activity Center, 1/2 Gym & Pool		65	hourly
	Senior Center		25	hourly
	Senior Center & 1/2 Gym		40	hourly
	Senior Center, 1/2 Gym & Activity Center		55	hourly
	Senior Center, 1/2 Gym, Activity Center & Pool		90	hourly
	Ampitheater		30	hourly
	Picnic Shelter-3 hours		25	3 hours
	Picnic Shelter-6 hours		50	6 hours
	Picnic Shelter-full day		75	full day

Public Utilities

	Water Rates		Sewer Rates	
	Base Rate (includes 1,000 gallons)	Per 1,000 gallons	Base Rate (includes 1,000 gallons)	Per 1,000 up to 10,000 gallons
Inside Town Limits	\$25.08	\$9.22	\$25.08	\$9.22
Outside Town Limits	\$50.16	\$18.44	\$50.16	\$18.44
Infrastructure Investment Fee		\$3.51		\$3.51

Tap Fees	Water	Inside Town Limits	Out of Town Limits
	Meter Size	Amount	Amount
	3/4" tap	\$1,500.00	\$1,650.00
	1" tap	\$1,875.00	\$2,062.50
	1.5" tap	\$2,343.75	\$2,578.13
	Over 1.5"	Cost + 15%	Cost + 15%
	Sewer	Inside Town Limits	Out of Town Limits
	Meter Size	Amount	Amount
	4" tap	\$1,100.00	\$1,075.00
	6" tap	\$1,500.00	\$1,650.00
	Over 4" tap	Cost + 15%	Cost + 15%

Other Utility Fees

Utility Deposit - Residential	\$125.00
Utility Deposit - Commercial	\$250.00
Exclusion of S.S. Deposit	\$250.00
Service Initiation	\$25.00
After Hours Reconnect	\$50.00
After Business Hours Appointment	\$50.00
Meter Replacement Fees	At cost
Temporary Service Fee	\$10.00 + usage
Road Boring/Cut Fee	\$1,500.00
Any Contracted Boring/Installation	Cost

Penalty Fees

Late Fee	\$10.00
Delinquency Fee	\$40.00

Tampering Fees

1st Offense	\$200.00 + Costs
2nd Offense	\$400.00 + Costs
3rd offense	\$800.00 + Costs

Solid Waste



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Armfield Civic Center PARTF Renovations Project	
<u>Background Information:</u>	
<p>As you know we have received a \$500,000 grant from the Parks and Recreation Trust Fund to do several projects at the Armfield Civic Center. These include resurfacing the pool, pool equipment upgrades, reflooring the gym, reflooring the walking track above the gym, construction of two pickle ball courts, and other related items. As we discussed previously, the staff feels the best way to complete this work is using the Construction Manager at Risk method.</p> <p>Under this method the Board would select a qualified contractor to serve as the CM@R. This company would provide us a not to exceed price for the work to be done, and would then use their own workers or sub-contractors to complete the work. Any cost overruns would be the responsibility of the CM@R.</p> <p>Town staff advertised for statements of qualifications from qualified firms. The only firm to submit was Hayco Construction. After reviewing their proposal, staff recommends that the Board authorize us to enter into negotiations with Hayco to obtain the not to exceed price.</p>	
<u>Staff Recommendation:</u>	Authorize staff to negotiate with Hayco
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Approve staff to negotiate with Hayco• Reject Hayco's submission and seek more vendors• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">• Hayco Construction Statement of Qualifications	



Town of Pilot Mountain

Armfield Civic Center

2024 PARTF Project for CM@R

Hayco Construction, LLC



May 24, 2024

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May 24, 2024

Mr. Michael Boaz, Town Manager
Town of Pilot Mountain
124 W. Main Street
Pilot Mountain, NC 27041

RE: RFQ# 2024 Armfield Civic Center PARTF Project - CM@R

Dear Mr. Boaz:

Founded in late 2009, Hayco Construction was created to provide quality craftsmanship and establish client trust to build a strong company that could compete in the construction field. For years we watched larger firms take on projects because of name, perception, or relationship. However, over the last decade we now know that we too can compete for these opportunities and deliver on our promises and build long, lasting relationships.

The company survived the early days because of transparency with our first clients by creating value opportunities and honoring our word regardless of profit. These actions built trust and allowed continued opportunities with these clients that we still work for today. We recognize there are some very qualified firms in this field that we are being compared with for this opportunity. But our track record over the last fifteen years throughout North Carolina, South Carolina, Virginia, Georgia, and Tennessee has prepared us for this opportunity to showcase our talents right here at home.

Our company focuses on four primary areas of construction – public/institution, healthcare, retail commercial, and industrial. And although we have the capability to diversify into other areas – and we do occasionally – these areas have been our mainstay since inception. By maintaining a clear focus on a project path forward, we continue to develop best practices consistently throughout every project. The frequent repetition in our preferred fields allows us to create value opportunities and lower unexpected circumstances.

Hayco Construction would be honored to participate in this project and become the trusted construction partner for the Town of Pilot Mountain and the PARTF Project at the Armfield Civic Center. But for us it is about more than just this project. Our company is rooted in the community and local projects have a different meaning with our employees. We live local, shop local, and we love the opportunity to work local.

For this project, we will establish a project team that is dedicated from beginning to end. Our company contact information is as follows:

Hayco Construction, LLC
Ron Sutphin, Jr.
Vice President/Partner
Pre-Construction / Development Services
344 Shellybrook Drive
Pilot Mountain, NC 27041
rsutphin@hayco-construction.com
336-444-4448 – direct main

Hayco is grateful for the opportunity to assemble the proposal and be considered for this amazing project that will benefit our community for years to come. We look forward to speaking with you more in-depth about this project.

Respectfully,

Ron Sutphin, Jr.
Vice President/Partner

Company General Profile:

Hayco Construction is a full service general contracting firm based in Pilot Mountain, NC. We offer a slate of services to our clients including: general contracting, design-build, commercial upfit, facility maintenance, pre-construction services, and real estate development.

Founded - November 2009

Limited Liability Corporation - owned locally by 4 partners:

Travis Hayes - President, majority owner

Jody Galyean - Vice President, minority owner

Myron Hayes - Vice President, minority owner

Ron Sutphin, Jr - Vice President, minority owner

NC GC License: #NC68900



Locations:

World Headquarters: Pilot Mountain, NC

Office 2: Raleigh, NC

Office 3: Columbia, SC

Total Headcount: 32 FTE

The CM@R Project for the Town of Pilot Mountain will be managed out of our headquarters here in Pilot Mountain. The Project Staff will include:

- *Project Executive - Ron Sutphin, Jr.*
- *Project Manager - Hunter Layman*
- *Assistant Project Manager - Dalton Quesinberry*

**resumes included later in the document*

Firm Qualifications

History

Hayco Construction was founded in late 2009 during the early months of the Great Recession. Our founder, Travis Hayes, had just been laid off by one of the largest construction firms in the Triad. However, a few months earlier he had just finished a long journey to achieve his bachelor's degree – attending night classes for over six years while working full time and raising a family.

With a new purpose, Hayes started laying the groundwork over the next several years as someone who did exactly what he said. He treated his customers like family and treated his trade partners fairly while crafting a reputable name for his new company. What began as one person and one truck, has grown into more than thirty employees with three office locations across two states and operations that now reach into five states.

Many of our Clients enjoy the success story because of the Americana feel it gives off, and how it resonates with hard work being rewarded. But our Clients also enjoy working with Hayco because of the way they are treated. We remember the days of having one employee and the pride of completing that first job. From this comes our approach of open communication, Client input, and transparent management practices that have translated into more than a decade of a repeat customers.

Projects and Services

Our firm has migrated toward four (4) areas of focus and the projects we seek out. However, many of our projects are for public owners and fall into the institutional category. Below is a short list of the projects that we have completed in the past twenty-four (24) months that fall into the public institution area:

Year	Public Entity	Project Name	General Scope
2024	Surry County Board of Education	East Surry Softball Field Renovation	Exterior Renovation
2023	Appalachian State University	Campus Dining Halls (two locations) Renovation	Interior Renovation
2023	County of Surry	Elkin Center - EMS Office / Living Quarters Renovation	Interior Renovation
2023	County of Surry	Government Center - Office Remodel	Interior Renovation
2023	Appalachian State University	Newland Hall - Exterior Preservation Modifications	Exterior Renovation
2023	County of Surry	Hangar - Interior Upfit of Offices	Interior Renovation
2022	County of Surry	New Aircraft Hangar	New Build
2022	Appalachian State University	Campus Bookstore - Complete Renovation	Interior Renovation
2022	Lancaster County, SC	Runway Lighting Vault Replacement	New Build
2022	Lancaster County, SC	New Airport Terminal	New Build
2022	Appalachian State University	Roess Dining Hall	Interior Renovation
2022	Appalachian State University	Trivette Dining Hall	Interior Renovation
2022	County of Surry	Government Center	Interior Renovation



Capabilities

As our firm has grown, so have our capabilities. Initially we targeted small projects that were often limited by name recognition, experience, and working bandwidth. These projects landed us in front of our early customers. Throughout the years – as demonstrated inside this proposal – our projects grew in overall size with increased scope and responsibility. One of our favorite stories is how we started several years ago painting handrails for a national customer we were introduced to via a subcontractor. The small job that no one wanted turned into a second job pouring a concrete pad for a trash corral. Fast forward a few years and we have been trusted to build three brand new ground up facilities in North Carolina and South Carolina. As we look back, we recognize that over time our capabilities have grown with our business – and yet we still paint handrails at this customer’s request.

Satellite Offices—Columbia, SC / Raleigh, NC

In early 2018 we recognized that our client base was calling us to stretch out our footprint for larger projects that were further away from our corporate office in Pilot Mountain. We targeted two areas in South Carolina for this second office and ultimately settled on Columbia, South Carolina. Today this office has five employees and is responsible for approximately twenty five (25%) percent of total company income.

Likewise, in late 2023, we made several strategic moves based on customer service opportunities. We now have an office in Raleigh, North Carolina, that allows us to service several key clients and geographic responsibility. As our presence in the eastern part of our home state has grown , this new office allows us to service both new and existing clients better and grow our brand.

Real Estate Development

Around the same time of our expansion into South Carolina, we were also establishing our sister development company. Originally, BayFront Development worked with our existing construction clients to provide guidance and oversight for their individual real estate project needs. Additionally, we grew this client base as a method to create an added revenue stream for the construction company. Now the established pipeline of projects from BayFront serves as negotiated work for Hayco via the development firm, or the specific client.

By creating the development entity – which operates separately from the construction firm – we can offer many of our clients an additional value service. Our experience has shown from the construction perspective, often our clients have real estate questions that go unanswered. Frequently they are seeking advice from larger firms that may not be interested in their unique position, or their unique market without compensation. We extend our real estate services at no cost to our construction clients because we believe in offering value-add services when needed realizing it enables the continuance of brand building to across multiple companies.

CMAR Experience Projects

Altec Interior – Mount Airy, NC

Owner: Altec, Inc.

Project Manager: Travis Hayes

Project Superintendent: Brant France

Building Type and Size: Renovation, 21,000 sq ft conversion of existing warehouse space to include reception, office and meeting space.

Construction Cost: \$2,636,000

Year of Completion and duration: 2018 – 1 year

Initial contract amount and final contract amount:

\$2,460,500 and \$2,760,500

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering

Reference: Nate Grundmann, (336) 786-3645,

nate.grundmann@altec.com

Architect/Engineering Firm: West & Stem Architects PLLC,

James Stem, (336) 923-2377, j.stem@westandstem.com



Allegacy Federal Credit Union - Clemmons, NC

Owner: Allegacy Federal Credit Union

Project Manager: Myron Hayes

Project Superintendent: Brant France

Building Type and Size: Building renovation 6,500 sq ft, conversion of institutional space and upfit allowing client to reconfigure financial branch and reallocate space for efficiency

Construction Cost: \$819,400

Year of Completion and duration: 2022 – 7 months

Initial contract amount and final contract amount:

\$819,400 and \$896,100

Preconstruction Services Performed: Design, Site

Evaluation, Bidding

Reference: Justin Smith, 336 774-2669,

jsmith@allegacy.org

Penske Truck Leasing – Ladson, SC

Owner: Penske Truck Leasing Co., L.P.

Project Manager: Jody Galyean

Project Superintendent: Travis Atkins

Building Type and Size:

New facility and fuel island, 20,000 sq ft

Construction Cost: \$6,969,600

Year of Completion and duration: 2019 – 8.5 months

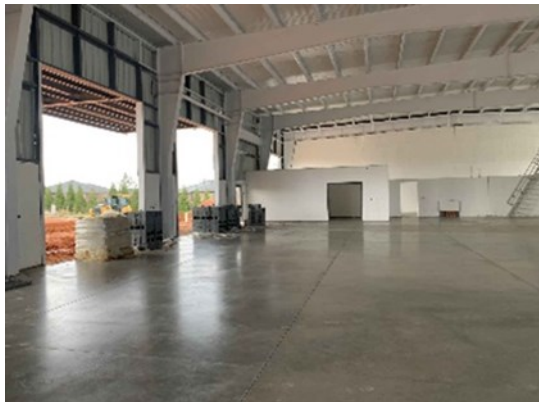
Initial contract amount and final contract amount:

\$6,717,800 and \$6,969,600

Preconstruction Services Performed: Budgeting, Site Evaluation, Value Engineering

Description: Developed a 13-acre site for our national client to create a new location for retail, rental, and service areas.

Reference: Bob Gerbus, (678) 502-8844,
robert.gerbus@penske.com



Penske Truck Leasing – Greensboro East

Owner: Penske Truck Leasing Co., L.P.

Project Manager: Jody Galyean

Project Superintendent: Travis Atkins

Building Type and Size:

New facility and fuel island, 17,340 sq ft

Construction Cost: \$7,813,700

Year of Completion and duration: 2022 – 9 months

Initial contract amount and final contract amount:

\$7,709,000 and \$7,813,700

Preconstruction Services Performed: Budgeting, Site Evaluation, Value Engineering

Description: Developed 9-acre site for this national client to create a new location for retail, rental, and service areas.

Reference: Bob Gerbus, (678) 502-8844,
robert.gerbus@penske.com

BayFront Craven - New Bern, NC

Owner: 100 Aeronautical Way, LLC

Project Manager: Darren Smith

Project Superintendent: Mike Marsh

Building Type and Size: New PEMB, 20,000 sq ft

Year of Completion and duration: 2022 – 9 months

Initial contract amount and final contract amount: \$1,657,500 and \$1,657,500

Preconstruction Services Performed: Design, Schedule Development, Financing Package, Value Engineering

Description: Spec developed the 20,000 sq ft warehouse and manufacturing space for our sister development company. Building was marketed and sold to an end-user.

Reference: Jeff Wood, (252) 633-5300,

jwood@cravencountync.gov



PROJECT	ORIGINAL ESTIMATE	ORIGINAL CONTRACT	FINAL CONTRACT	ORIGINAL TIMEFRAME	ACTUAL TIMEFRAME
Altec	\$2,460,500	\$2,636,000	\$2,760,500	50 Weeks	52 Weeks
Allegacy - Clemmons	\$819,400	\$819,400	\$896,100	28 Weeks	29 Weeks
Penske Ladson	\$6,610,000	\$6,717,800	\$6,969,600	34 Weeks	35 Weeks
Penske Greensboro	\$7,709,000	\$7,709,000	\$7,813,700	36 Weeks	37 Weeks
BayFront Craven	\$1,657,500	\$1,657,500	\$1,657,500	36 Weeks	38 Weeks

Parks and Recreation Experience

Harry Downs Fieldhouse – Pilot Mountain, NC

Owner: Surry County Board of Education

Project Manager: Myron Hayes

Project Superintendent: John Reynolds

Building Type and Size: New construction of 2,500 sq ft of new locker room, restrooms and concession stand.

Construction Cost: \$285,000

Year of Completion and duration: 2018 – 21 weeks

Initial contract amount and final contract amount: \$270,000 and \$285,000

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering

Reference: Chad Freeman, ESHS AD, (336) 401-0667, freemanc@surry.k12.nc.us

Construction Method: Lowest Bid Process



East Surry Softball Field – Pilot Mountain, NC

Owner: Surry County Board of Education

Project Manager: Ron Sutphin, Jr

Project Superintendent: Dalton Quesinberry

Building Type and Size: New masonry construction of two dugouts, new fence installation, demolition of previous tower, masonry backstop, relocation of power and water supplies, installation of underground water system.

Construction Cost: \$163,000

Year of Completion and duration: 2024 – 11 weeks

Initial contract amount and final contract amount: \$163,000 and \$163,000

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering

Reference: Chad Freeman, ESHS AD, (336) 401-0667, freemanc@surry.k12.nc.us

Construction Method: Lowest Bid Process

Thousand Trails Forest Lakes RV Resort – Lexington, NC

Owner: Equity Lifestyle Properties, Inc. (NYSE—ELS)

Project Manager: Darren Smith

Project Superintendent: Brandon France

Building Type and Size: New construction adding an additional 125 RV sites including water, sewer, electrical and new asphalt roads, and a new 2,500 sq ft bathhouse and restroom facility.

Construction Cost: \$5,125,000

Year of Completion and duration: 2022 – 40 weeks

Initial contract amount and final contract amount: \$4,941,000 and \$5,125,000

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering

Reference: Andy Boswell, VP of Construction,
(773) 497-7896, andy_boswell@equitylifestyle.com

Construction Method: Lowest Bid Process



Topsail Sound RV Resort – Holly Ridge, NC

Owner: Equity Lifestyle Properties, Inc. (NYSE—ELS)

Project Manager: Darren Smith

Project Superintendent: Jacob Bryant

Building Type and Size: New construction adding an additional 100 RV sites including water, sewer, electrical and new asphalt roads, and a new 2,500 sq ft bathhouse and restroom facility, and construction of a new in-ground swimming pool (40' x 70')

Construction Cost: \$6,085,100

Year of Completion and duration: 2024 – 46 weeks

Initial contract amount and final contract amount: \$5,100,000 and 6,085,100

(project was delayed 20 months for engineering issues)

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering, Design Assist

Reference: Andy Boswell, VP of Construction,
(773) 497-7896, andy_boswell@equitylifestyle.com

Construction Method: CM@Risk with GMP

Lake Myers Swim & Campground – Mocksville, NC

Owner: Equity Lifestyle Properties, Inc. (NYSE—ELS)

Project Manager: Darren Smith

Project Superintendent: Brandon France

Building Type and Size: Repair of large retaining wall, resurface pool patio area, repair concrete in-ground pool, update and upfit interior pool house.

Construction Cost: \$247,800

Year of Completion and duration: 2024 – 6 weeks

Initial contract amount and final contract amount: \$247,800 and \$247,800

Preconstruction Services Performed:

Budgeting, Bidding, Value Engineering, Design Assist

Reference: Lauren Schwartz, Director of Construction,
(312) 279-1580, lauren_schwartz@equitylifestyle.com

Construction Method: CM@Risk with GMP



Proposed Project Team



Ron Sutphin, Jr

Project Executive
Partner/Vice President of
Development Services

The Project Executive is the single point of contact for the Owner (Town of Pilot Mountain). Ron is responsible for ensuring that our clients obtain expected results through effective management of task assignments, controlling cost, quality performance, and building high-performing teams.

Qualifications/Education

- Years of Experience: 20
- Appalachian State University
 - BS Political Science
- UNC Pembroke
 - Masters in Public Administration

Relevant Experience

- Multiple Development Projects
- BayFront Craven – Developer

Other Qualifications

- NC Real Estate Broker
 - Broker-in-Charge

Darren Smith

Senior Project Estimator

The Project Estimator is responsible for compiling all the details involved with procuring the many trades and services needed, and thus determining the total cost of the project. Darren has over 25 years experience in validating the project scope of work is present and engaged in all aspects of the project. Darren has a diverse background across multiple fields of construction. He will be responsible for building the budget for the Owner.

Qualifications/Education

- Years of Experience: 26
- Appalachian State University
 - BS Business Management

Relevant Experience

- Mt. Airy Middle School
- Lake Myers Campground
- Forest Lake RV Resort

Other Qualifications

- Multiple Public Entity Projects
- Project Management Experience

Hunter Layman

Project Manager

The Project Manager is present and engaged in all aspects of the project. Hunter will be responsible for the planning, coordination, and management of the day-to-day duties. He will ensure the project timeline remains in focus, manage the moving parts of the different tasks, and collaborate with each member of the Project Team.

Qualifications/Education

- Years of Experience: 7
- Western Carolina University
 - Bachelor of Science
- University of Oklahoma
 - Master of Construction (2025)

Relevant Experience

- Multiple Development Projects
- Carolina Gardens - Del Webb
- Hidden Valley - Centex

Other Qualifications

- Project Management Experience
- Lean Construction Principles

Dalton Quesinberry

Assistant Project Manager

The Assistant Project Manager will be responsible for the planning and scheduling of the field coordination of the project scope. Dalton will be responsible for ensuring the project timeline is maintained, manage the many moving parts of the overall project, and providing field reports to the Project Team.

Qualifications/Education

- Years of Experience: 3
- Appalachian State University
 - BS Construction Management

Relevant Experience

- Appalachian State Campus Store
- Appalachian State Dining Halls

Other Qualifications

- Superintendent Field Experience
- Financial Modeling / Budgeting

Myron Hayes

Safety Director
Partner/Vice President of Field
Operation

The Safety Inspection team member will ensure that Hayco stays in compliance with all federal, state and local safety regulations. Myron will identify any potential hazards during the pre-construction and construction process and work to eliminate the hazard to ensure an accident-free work zone.

Qualifications/Education

- Years of Experience: 25
- Surry Community College

Relevant Experience

- Penske Greensboro East
- Allegacy Clemmons
- Forsyth Tech Community College
- Appalachian State University

Other Qualifications

- OSHA 30 Construction Safety Certification

Laura Davis

Project Coordinator

The Project Coordinator organizes and manages various parts of the project to ensure projects are completed on time and within budget. Laura will work with the Project Manager to communicate all details of the project between all stakeholders. She will manage the back-office details pertaining to subcontracts, budgeting, and ordering as the project progresses in depth and detail.

Qualifications/Education

- Years of Experience: 9
- Gardner Webb University
- Surry Community College
 - Accounting

Relevant Experience

- Appalachian State University – Roess and Trivette Hall
- Surry County Airport Hangar

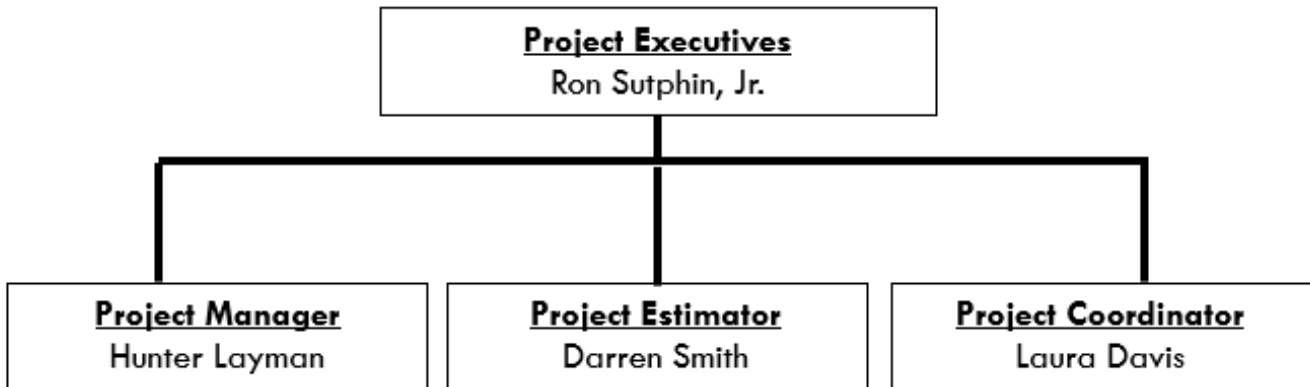
Other Qualifications

- OSHA 10 Safety Certification

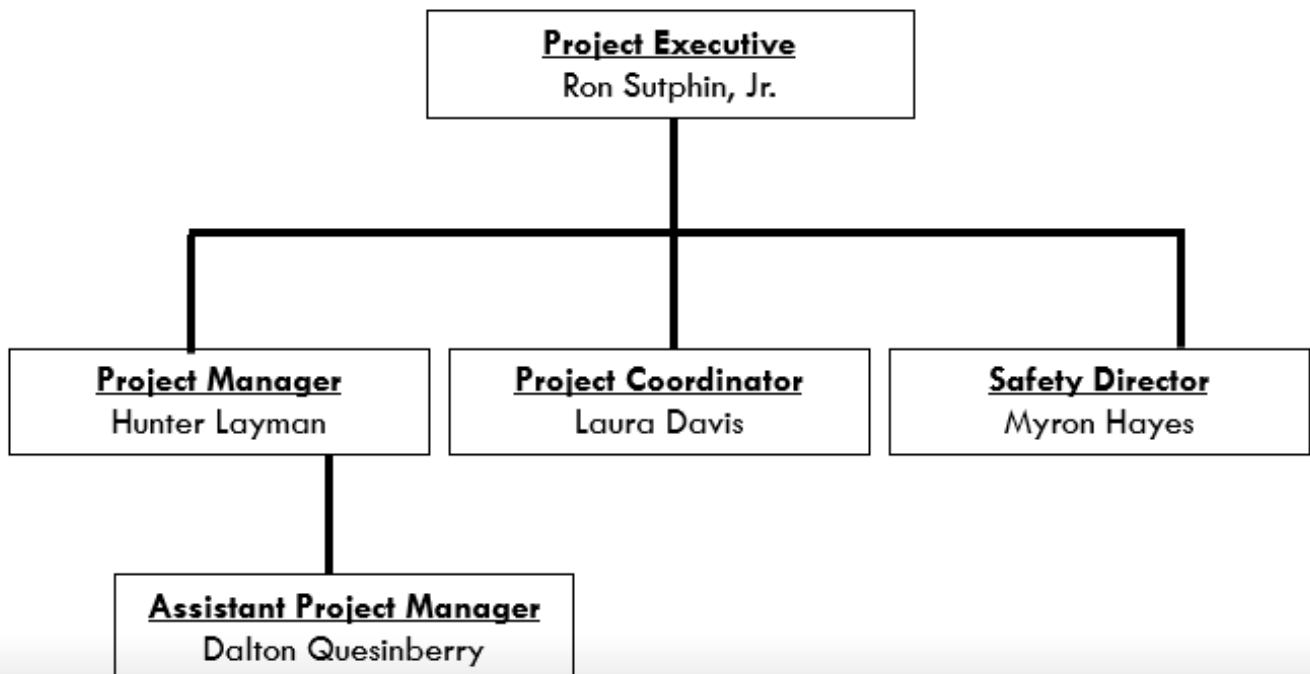
Project Organizational Chart

PROJECT ORGANIZATIONAL CHART

Pre-Construction



Construction



Project Approach



As a Construction Manager (CM) it is Hayco Construction's responsibility, in the interest of the Town, to collaborate with the architects, engineers, construction specialists, and the Design Team, in designing the facility solution through pre-construction services. As CM at Risk (CMAR) it is our responsibility to deliver the project throughout the pre-construction and construction process.


Project Approach includes three areas of focus throughout the project.

1. Pre-construction Services – This is a critical phase to the success of every project. It begins with programming and planning with the Design Team to fully understand the needs and the goals of the Town's project. With the use of the project development milestone schedule, the Design Team will have both standing and impromptu meetings/work sessions with work product deliverables. Through this process Hayco will provide expertise with input and review of the work product in:

- Programming Confirmation
- Constructability Analysis and Review
- Project Scheduling, Phasing, and Logistics
- Cost Estimating – total project and material selection
- Budgetary Analysis and Risk Management

2. Approvals and Procurement – Upon completion of Constructions Documents (CDs) the approval process continues with submission of CDs to Authorities-Having-Jurisdictions. The Design Team, with Hayco Construction, will assist the Town in gaining the approvals and permits for the project. The procurement process also continues and will be conducted in compliance with North Carolina laws and regulations, which include but not limited to:

- Preparation of bid packages and public advertise for bidders
- Pre-qualification and accept bids from first-tier subcontractors
- Selection and award to lowest responsible bidders with consideration of quality, performance, schedule, and MBE participation goals



3. Construction Management and Turn-Over – The Construction Manager will play a critical role coordinating between clients, architects, engineers, and subcontractors to ensure the project is delivered on time, within budget, and to the client's satisfaction. Effective communication and coordination will encompass:

- Safety program

- Quality control and quality assurance

- Cost control/Change Order management

- Construction scheduling

- Status reports

- Coordination with Design Team/RFI

- Authorities-Having-Jurisdiction progress inspections

- Final Inspections/Certificate of Occupancies

- Owner Turn – Over – Training, warrantee service, close-out documents



MWBE / SBE Experience

Hayco Construction, LLC, participates in hard bid, lowest accepted opportunities in the public sector on a regular basis. Utilizing MWBEs, Historically Underutilized Businesses (HUBs), and SBEs is common practice for our team. We are accustomed to meeting, and exceeding, Owner requirements for specific levels of involvement.

Our internal set of standards is to solicit a minimum participation goal of ten (10%) percent for MBEs, SBEs, and HUBs. We also offer joint check agreements to encourage these firms to participate in our projects. Balanced with our solid reputation to pay our subcontractors quickly, we find that meeting any local or state government utilization goal is always achievable. One primary example is a recent project that was completed with Appalachian State University where we achieved HUB participation of twenty-four percent (24%), more than double the required ten percent (10%).

Town of Pilot Mountain Experience

To date, we have not completed any projects directly with the Town of Pilot Mountain. However, we have been involved with the following projects inside corporate limits:

- Historical renovation along West Main Street
- Relocation of existing home near East Surry High School
- Ownership owns a future historical redevelopment project on East Main Street
- Future residential subdivision development

Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/31/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Jeffcoat & Jeffcoat 200 Caughman Farm Ln Lexington SC 29072		CONTACT NAME: Debbie O'Kimosh PHONE (A/C, No, Ext): (803) 490-1776 FAX (A/C, No): E-MAIL ADDRESS: debbie@jeffcoatandjeffcoat.com	
INSURED HAYCO CONSTRUCTION LLC BAYFRONT DEVELOPMENT LLC 129 CARSON ST STE C PILOT MOUNTAIN NC 27041-7459		INSURER(S) AFFORDING COVERAGE INSURER A: Selective Insurance Co of America INSURER B: Selective of the Southeast INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 12572 39926	

COVERAGES

CERTIFICATE NUMBER: CL2353102915

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	S 2401669	06/04/2023	06/04/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000	
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	S 2401669	06/04/2023	06/04/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED. <input checked="" type="checkbox"/> RETENTION \$ 0			S 2401669	06/04/2023	06/04/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Y	WC 9070258	06/04/2023	06/04/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Blanket Builders Risk			S 2448265	06/04/2023	06/04/2024	Per Jobsite Limit \$3,000,000 Deductible \$2,500	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is named as Additional Insured for ongoing and completed operations on a primary non-contributory basis with respects to General Liability, and Automobile Liability as required by written contract. A Waiver of Subrogation applies to Certificate Holder for General Liability, Automobile Liability and Workers Compensation policies.

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATION PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Financial Stability



Liberty Mutual Surety

13830 Ballantyne Corporate Place
Charlotte, NC 28277
Phone (704) 759-7300
Fax (866) 548-6575

May 9, 2024

Re: Bonding Capacity of HAYCO Construction, LLC (HAYCO)

To The Town of Pilot Mountain:

Please allow this letter to serve as confirmation that HAYCO Construction, LLC (HAYCO) is a valued client of Liberty Mutual Insurance Company. Liberty Mutual is rated "A" by AM Best and is listed in the Federal Treasury List of Approved Sureties.

HAYCO Construction, LLC (HAYCO) currently has a bonding capacity of \$20,000,000 per project and a total aggregate capacity of \$50,000,000. HAYCO Construction, LLC (HAYCO). be awarded a project with your firm, it is our intention to provide the required performance and payment bonds.

Liberty Mutual reserves the right to review relevant details of any proposed contract for which a bond request has been made prior to release of any bonds. Any agreement to execute bonds is contingent upon the ongoing application of Liberty Mutual's underwriting standards, acceptable contract and bond forms, satisfactory evidence of adequate financing and an appropriate request from HAYCO Construction, LLC (HAYCO) for Liberty Mutual to provide bonds.

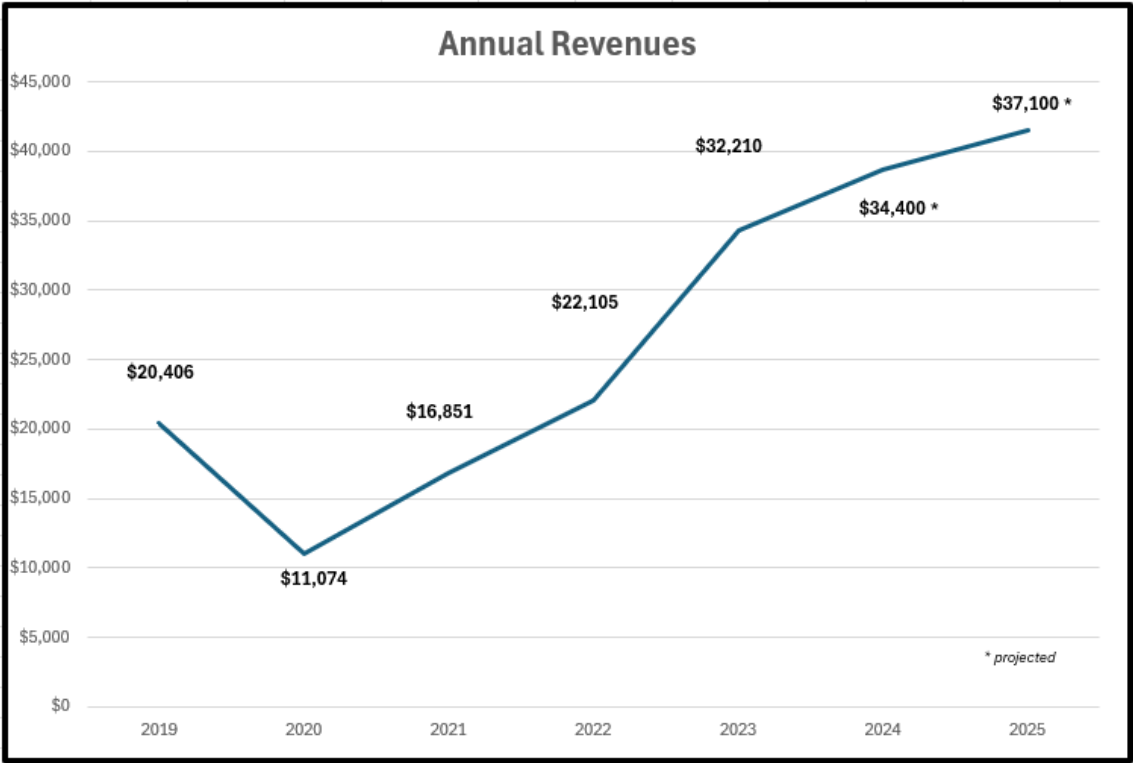
Best Regards,

A handwritten signature in black ink, appearing to read "Mike Coale". The signature is stylized with a large, looping "M" and "C".

Mike Coale
Underwriter

Financial Stability

We take pride in our financial growth and stability. Below is a chart of the last several years of gross revenues along with projections for both 2024 and 2025. Also, please note that our firm has zero corporate debt and currently has access to a \$4M unencumbered line of credit.



Annual Revenues in Thousands

YEAR		PROJECT COUNT
2019		56
2020		37
2021		45
2022		41
2023		36
2024		38

Legal History

*Pending Litigation: **None.***

*Construction Manager or Construction Manager at Risk Default: **None.***

*Debarments or Suspensions: **None.***



Additional: Safety / Accident Prevention Program

We created our first safety program in early 2014. The business maturation that we have seen since the original adoption of this first program allowed us to focus on the topic. This focus has provided us a solid safety program and is reflective in all areas of the business. Since 2017 we have reviewed and revised our safety program and safety manual annually for any adoptive changes that might be necessary. We also moved one of the partners in to be the designated Safety Director to demonstrate the importance.

Below is our Mission Statement for our current safety program. It speaks to the importance that the subject plays in all facets of our business.

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MISSION STATEMENT

Providing a safe environment for our clients, our associates, and our teammates is the primary mission for all of us at Hayco Construction, LLC. We will strive to eliminate unsafe conditions and minimize related risks by:

- Identifying and supporting safe work practices,
- Promoting safety awareness for all levels of employees,
- Furnishing the necessary tools and protective equipment, and
- Providing employee training and education to identify and correct unsafe conditions.

=====

Based on our most recent OSHA 300A form filed with the Department of Labor, at the conclusion of 2023, we had zero cases, zero days missed, and zero injuries related to the 31,219 total work hours. A copy of this report will be made available upon request.



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

July 2024 Meeting Schedule	
<u>Background Information:</u>	
I will be out of Town starting on June 25 and returning to the office on July 8. Currently, the July meeting is scheduled for July 8. As I will not be available to work on the agenda, I ask that the Board cancel this meeting and either have the regular meeting on Thursday July 18 as a part of the normally schedule worksession or hold all business until August.	
<u>Staff Recommendation:</u>	Reschedule/Cancel July 8 Meeting
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Combine July 8 meeting with July 18 meeting• Cancel both July meetings• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">•	



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

2023 Water System Projects	
<u>Background Information:</u>	
We have received approval from the State to use earmark funds to complete funding for the two water distribution system projects that were recently bid and awarded to JR Lynch and Sons. The Board will need to approve the attached resolutions accepting this funding and the attached budget amendments for the capital projects.	
<u>Staff Recommendation:</u>	Approve Resolutions and Capital Project Ordinance Amendments
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Approve Resolutions and Capital Project Ordinance Amendments• Deny approval to resolutions and capital project ordinance amendments• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">• R2024-07 Acceptance of Earmark Funds for Division 1• R2024-08 Acceptance of Earmark Funds for Division 2• ARPA Water Project Capital Project Ordinance Amendment 1• 2022 Water Distribution System Improvements Capital Project Ordinance Amendment 1	

Water Distribution System Improvements (Division 1)
DWI # SRP-D-134-0107

WHEREAS, the 2023 Appropriations Act Approved Directed Project funded from the Drinking Water/Wastewater State Reserve Fund was established in S.L. 2023-134 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$64,962 to perform construction of water distribution system improvements project, and

WHEREAS, the **Town of Pilot Mountain** intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF PILOT MOUNTAIN:

That the **Town of Pilot Mountain** does hereby accept the Funding offer of \$64,962.

That the **Town of Pilot Mountain** does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to, has substantially complied, or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

That Town Manager James Michael Boaz, the **Authorized Official**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

This is 10th day of June, 2024.

Evan J. Cockerham, Mayor

(Seal)

Attest:

Holly Utt, Town Clerk

Water Distribution System Improvements (Division 2)
DWI # SRP-D-134-0108

WHEREAS, the 2023 Appropriations Act Approved Directed Project funded from the Drinking Water/Wastewater State Reserve Fund was established in S.L. 2023-134 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$636,213 to perform construction of water distribution system improvements project, and

WHEREAS, the **Town of Pilot Mountain** intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF PILOT MOUNTAIN:

That the **Town of Pilot Mountain** does hereby accept the Funding offer of \$636,213.

That the **Town of Pilot Mountain** does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to, has substantially complied, or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

That Town Manager James Michael Boaz, the **Authorized Official**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

This is 10th day of June, 2024.

Evan J. Cockerham, Mayor

(Seal)

Attest:

Holly Utt, Town Clerk

Town of Pilot Mountain, North Carolina
ARPA Water System Capital Project Ordinance

Amendment No. 1

BE IT ORDAINED by the Pilot Mountain Board of Commissioners that the ARPA Water System Capital Project Ordinance be amended as follows:

Revenues		-
Increase	NC DEQ Earmark	\$64,962.00
Total Increase		\$64,962.00
EXPENDITURES		-
Increase	Construction	\$64,962.00
Total Increase		\$64,962.00

Adopted this 10th day of June, 2024

Evan J Cockerham, Mayor

Holly Utt, Town Clerk

Explanation of Amendment:

1. To account for additional expenditures and loan revenue for ARPA Water Project.

Amendment No. 1

BE IT ORDAINED by the Pilot Mountain Board of Commissioners that the 2022 Water Distribution System Improvements Capital Project Ordinance be amended as follows:

BE IT ORDAINED by the Pilot Mountain Board of Commissioners that the 2022 Water Distribution System Improvements Capital Project Ordinance be amended as follows:

Increase	NC DEQ Earmark	\$636,213.00
Total Increase		\$636,213.00

Increase	Construction	\$636,213.00
----------	--------------	--------------

Total Increase	\$636,213.00
-----------------------	---------------------

Adopted this 10th day of June, 2024

Evan J Cockerham, Mayor

Holly Utt, Town Clerk

Explanation of Amendment:

1. To account for additional expenditures and loan revenue for 2022 Water Distribution System Improvements project.



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Temporary Social District Expansion	
<u>Background Information:</u>	
Our social district current covers Main Street from Stephens to Academy and Depot Street from Main to Marion. During the Pig Out on June 21, we plan to have the stage setup in the First Citizens Parking lot and possibly have some trucks and/or viewing areas setup in Marion Street between Depot and Stephens. In order to avoid having to get a special permit from the ABC Commission, staff is requesting that the Board authorize a temporary extension of the Social District that would encompass the First Citizens lot that the portion of Marion Street from Depot to Stephens. This extension would be in effect from 3 PM to 10 PM on Friday, June 21.	
<u>Staff Recommendation:</u>	Approve ordinance temporarily expanding Social District
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Approve ordinance temporarily expanding social district• Deny approval of social district expansion• Take No Action	
<u>Attachments</u>	
<ul style="list-style-type: none">• Ordinance 2024-01 Temporary Expansion of Social District	

**STATE OF NORTH CAROLINA
COUNTY OF SURRY**

**TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS**

<p>ORDINANCE NO: 2024-01</p> <p>SOCIAL DISTRICT TEMPORARY EXPANSION</p>

WHEREAS, the Town of Pilot Mountain has adopted an ordinance creating a Social District in downtown Pilot Mountain; and

WHEREAS, the Town plans to hold a special event on June 21, 2024 at which vendors will be selling beer and wine; and

WHEREAS, the Board of Commissioners would like to temporarily expand the social district to accommodate this special event.

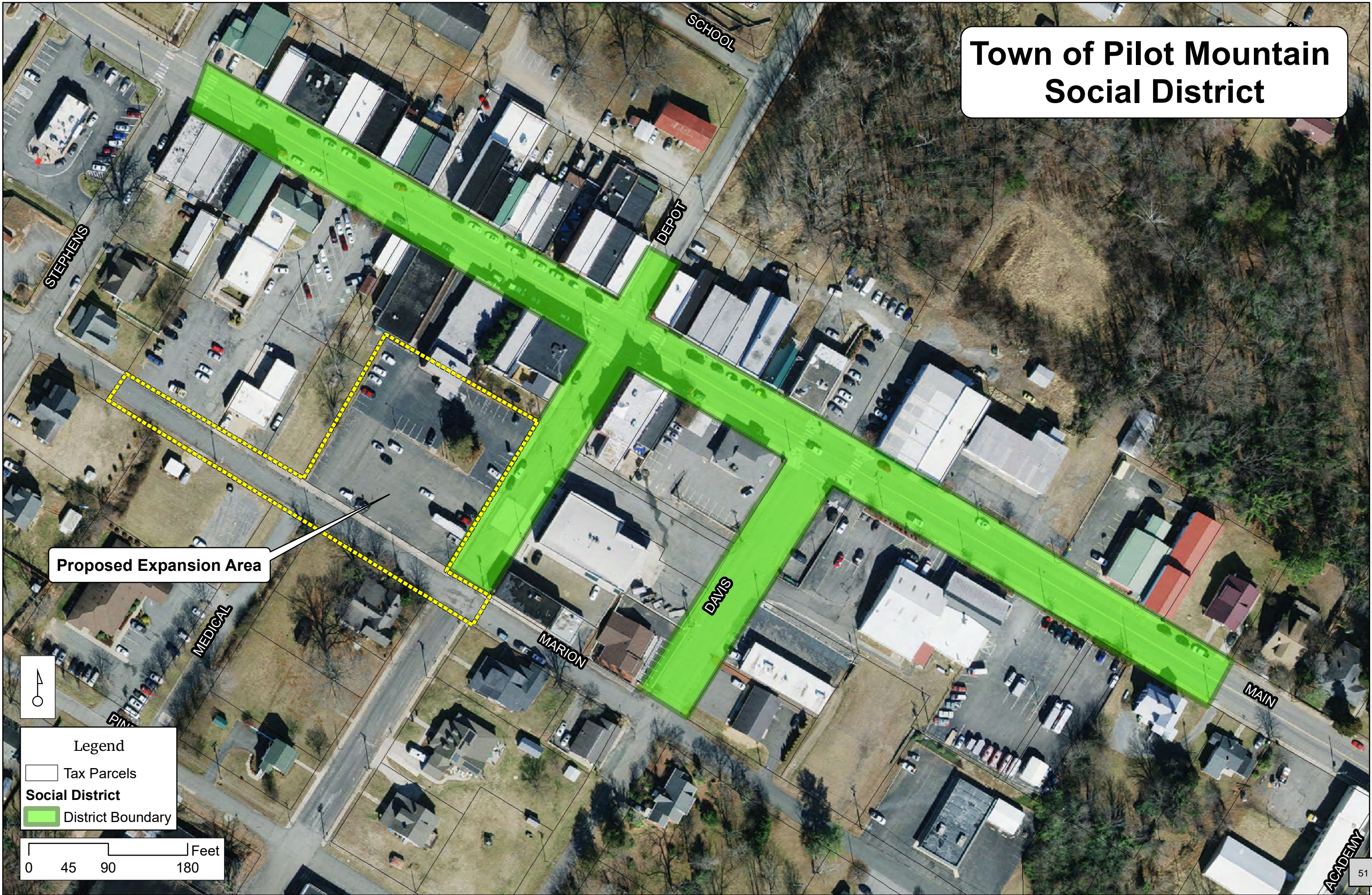
NOW, THEREFORE, be it ordained by the Board of Commissioners of Town of Pilot Mountain the Pilot Mountain Social District be temporarily expanded on June 21, 2024 from 3 PM to 10 PM to allow alcoholic beverages in the area indicated on the attached map.

Adopted this the 10th day of June, 2024.

Evan J. Cockerham, Mayor

Holly Utt, Town Clerk

Town of Pilot Mountain Social District





TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Temporary Construction Easement Condemnation	
<u>Background Information:</u>	
<p>The engineers have been working with the Masonic Lodge for several months attempting to obtain a 260 sq ft temporary construction easement that we need in order to complete the 2022 Collection System improvement project. Those negotiations have not been successful and staff is recommending that the Board authorize Ed to file condemnation paperwork in order to obtain this easement. We have completed an appraisal and a survey, both of which are included in your packet.</p> <p>This is a quick take condemnation which means once we file the action with the Courts, the Town has the right to use the property. Once this is done we will be able to put this project out to bid and hopefully get started on the work in the fall.</p>	
<u>Staff Recommendation:</u>	Approve resolution authorizing condemnation
<u>Possible Board of Commissioner Actions</u>	
<ul style="list-style-type: none">• Approve resolution authorizing condemnation• Deny approval of resolution authorizing condemnation	
<u>Attachments</u>	
<ul style="list-style-type: none">• Condemnation Resolution• Survey• Appraisal	



(336) 368-2247
pilotmountainnc.org
124 W Main St.
Pilot Mountain, NC 27041

RESOLUTION AUTHORIZING CONDEMNATION TO
ACQUIRE CERTAIN PROPERTY OF Pilot Masonic Lodge No 493 A
WHEREAS, the governing body of the Town of Pilot Mountain hereby determines that it is
necessary and in the public interest to acquire a conservation easement for a portion of certain
property owned by Pilot Masonic Lodge No 493 A for the following purpose:

- A temporary construction easement for the installation and rehabilitation of a
sanitary sewer line.

WHEREAS, the proper officials or representatives of the Town of Pilot Mountain have been
unable to acquire the needed interest in this property by a negotiated conveyance.

NOW, THEREFORE, be it resolved by the governing body of the Town of Pilot Mountain that:

1. Town of Pilot Mountain shall acquire by condemnation for the purposes stated above,
the property and interest described as follows: A 260 sq ft temporary construction
easement. A more complete description is attached and incorporated herein by
reference on Exhibit "A" .
2. The attorneys representing the Town of Pilot Mountain are directed to institute the
necessary proceedings under Chapter 40A of the North Carolina General Statutes to
acquire the property herein described.

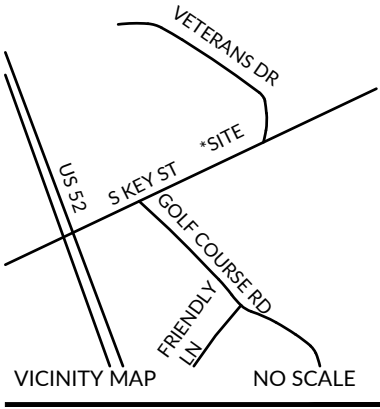


3. Complaints and ancillary paperwork in connection with the eminent domain actions can be signed by the Town Manager.

Adopted this the 10th day of June, 2024.



K:\21\21-0670\210676.13-Pilot Mt Collection System SRP.dwg- Tuesday, November 28, 2023 10:10:00 AM - HARRIS, RACHEL



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

- NOTES:
- 1. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF EASEMENTS.
 - 2. AREAS COMPUTED BY COORDINATE METHOD.
 - 3. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 4. THE INFORMATION CONTAINED HEREON IS SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE OPINION OF TITLE, AND TO THOSE EXCEPTIONS AND EASEMENTS OF RECORD, IF ANY, NOTED THEREON.

- LEGEND:
- COMPUTED POINT (CP)
 - FOUND CORNER (AS NOTED)
 - RBF = REBAR FOUND
 - RBC = REBAR WITH CAP FOUND
 - TCE= TEMPORARY CONSTRUCTION EASEMENT

LINE	BEARING	DISTANCE
L1	N64°31'21"E	26.00'
L2	S25°28'39"E	10.00'
L3	S64°31'21"W	26.00'
L4	N25°28'39"W	10.00'
L5	N64°31'27"E	5.76'



VETERANS DRIVE

PIN: 596506386900
PILOT MASONIC LODGE NO 493 A
D.B. 301 P.G. 545

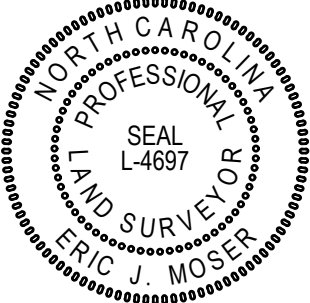
TCE "A"
260 SQ FT±

EIP 1/2"
N:959795.57
E:1563701.81

S KEY STREET

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE AS SHOWN OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 27TH DAY OF NOVEMBER 2023.

Eric Moser
PROFESSIONAL LAND SURVEYOR



WR Job No.: 02210676.13

DATE: 11-27-2023

SURVEYED BY: SB

DRAWN BY: TLM

CHECK & CLOSURE BY: EJM

0 10 20

SCALE: 1 inch = 20 ft.

SHEET: 1 of 1

EXHIBIT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

PREPARED FOR

PILOT MASONIC LODGE NO 493 A

PILOT TOWNSHIP | SURRY COUNTY | NORTH CAROLINA

P.I.N. 596506386900

WithersRavenel

424 Gallimore Dairy Road, Suite C | Greensboro, NC 27409

License #: F-1479 | t: 336.605.3009 | www.withersravenel.com

TOWN OF MOUNT PILOT APPRAISAL REPORT SUMMARY

1. Project Pilot Mountain Lift Station & Collection System Rehab Project Manager Andrew Ponder
2. Tax Code 5965-06-38-6900 Tax Value \$234120 Zoned GB
3. Owner(s) Pilot Mountain Masonic Lodge No. 493A
Mailing Address 122 Veterans Dr., Pilot Mountain NC 27014 Phone
4. Owner Representative Casey Shaw
Address Same as above Phone No. 336-909-9709
Property Location 122 Veterans Dr., Pilot Mountain
5. Agent TELICS Phone No. 704-657-3323
6. Appraisal Request Date 7/17/2014 Appraisal Due Date 5/13/2024

- | | <u>Area To Be Acquired</u> | <u>Area Remaining</u> | <u>Total Area</u> |
|--|----------------------------|------------------------|-------------------|
| | <u>Fee Simple</u> | <u>In Existing R/W</u> | |
| 7. Land Area: | 0 SF | SF | 17,424 SF |
| | 0 AC | AC | 0.400 AC |
| 8. Easements: | | | <u>T.C.E.</u> |
| | | | 260 SF |
| | | | 0.006 AC |
| 9. Site Improvement/Improvements to be Acquired (Specify): | <u></u> | | |

10. Estimated Market Value of the Subject immediately **Before** and immediately **After**:

	<u>Before Value</u>		<u>After Value</u>
Land	\$ 104,000	Land	\$ 103,375
Improvements	\$ N/A	Improvements	\$ N/A
Site Improvements	\$ 0	Site Improvements	\$ 0
Total	\$104,000	Total**	\$ 103,375

11. DIFFERENCE BETWEEN THE BEFORE AND AFTER VALUES

**Rounded to the nearest \$25

\$ 625

{If after value greater than before value, type (Benefits)}

12. Appraisers Saimir Ogranaja Date of Appraisal 5/29/2024

Saimir Ogranaja

Allan E. Reich

Allan E Reich



SUMMARY ALLOCATION OF DAMAGES

13. Land Acquired	Area	x	Unit Value	x	% of Fee Value	Totals
Fee Simple	0 SF	x	\$0	x	0%	= \$0
Total Permanent Land Acquisition						\$0

14. Temporary Constr. Esmt.	Area		Unit Value		Rate of Return		Time (Yrs)		
	260 SF	x	\$5.9688	x	20%	x	2	=	\$625

15. **TOTAL VALUE OF LAND ACQUIRED** \$625

16. Buildings Acquired					
N/A	=	\$			
	=	\$			
Total Building Acquired	=	\$			

17. Site Improvements Acquired:		
Three tress and misc. landscaping/ground cover.	=	\$0
Total Site Improvements Acquired*		\$0

18. **TOTAL VALUE OF ALL IMPROVEMENTS ACQUIRED** \$0

19. **TOTAL VALUE OF ACQUISITION – LAND & IMPROVEMENTS** \$625

20. **DAMAGES/(BENEFITS) TO REMAINDER** \$N/A

21. **RECOMMENDED JUST COMPENSATION*** \$625

*Rounded to the Nearest \$25

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SCOPE OF THE ASSIGNMENT

This appraisal report addresses the appropriate and applicable methods of appraisal subject to the extraordinary assumptions and hypothetical conditions set forth in this report. The appraisal document has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).



1. Telics has requested we appraise the property located at 122 Veterans Dr, Surry County, NC both before and after an acquisition of real property rights for Pilot Mountain Lift Station & Collection System Rehab (the Project). The rights sought are summarized on the Appraisal Summary Sheets and detailed in the body of this report.
2. The purpose of this appraisal is to provide an opinion of the market value of the fee simple interest in the property immediately before and immediately after the proposed acquisitions as a measure of compensation for the rights acquired as of the effective date of value.
3. The intended use of this appraisal is as a basis for negotiations with property owners and to assist the client in establishing compensation to the property owner. The appraisal is intended for use by Telics and The Town of Mount Pilot. The appraisers are not responsible for unauthorized use of this report and its conclusions to any other parties.

PREMISES OF THE APPRAISAL

Identification of Subject

Commercial building on a corner site.

122 Veterans Dr.
Pilot Mountain
Surry County
NC 27041

Tax Parcel ID: 5965-06-38-6900

Client	Andrew Ponder Town of Mount Pilot c/o Andrew Ponder, TELICS PO Box 830 Statesville, NC 28687 aponder@telics.com
Intended Use	The intended use is to facilitate the acquisition of private property for public use under North Carolina eminent domain laws.
Intended Users	The client and intended users include Telics and the Town of Mount Pilot. The appraisal is not intended for any other use or user. No party or parties other than the client and intended users may use or rely on the information, opinions, and conclusions contained in this report.
Purpose	Purpose – The purpose of the appraisal is to provide an opinion of the market value of the fee simple interest in the property immediately before and immediately after the acquisition as a measure of compensation for the rights acquired as of the effective date of value, May 29, 2024.
Value Appraised	<p>Market Value:</p> <p>Definitions of market value vary slightly based on various exacting definitions required by certain courts and jurisdictions, the Uniform Standards of Professional Appraisal Practice (USPAP), and even international valuation standards. In agreement with the client, the definition used in this report is taken from the Uniform Appraisal Standards for Federal Land Acquisitions.</p> <p>“Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due</p>

consideration to all available economic uses of the property at the time of the appraisal.” (Uniform Appraisal Standards for Federal Land Acquisitions, Pg. 30, section B2)

Property Rights Appraised

Fee Simple Interest / Estate:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” (*The Dictionary of Real Estate Appraisal*, 7th ed., 2022)

For definitions of all other technical terms in this report, the reader is referred to the most recent edition of *The Dictionary of Real Estate Appraisal* published by the Appraisal Institute.

Extraordinary Assumptions/Hypothetical Conditions of Appraisal

The client has provided documentation of the subject’s land area, the areas of acquisition and specific rights to be acquired. It is an extraordinary assumption that this information is correct and the project described in this report is completed according to the information provided to us by the client. If details concerning the design, location, duration or size of the taking are modified, the appraisers reserve the right to reconsider the value opinion.

In accordance with Federal and State laws, the influence of the project on the subject’s value is disregarded in estimating the value of the property before the acquisition. This may be considered a hypothetical condition whereby the value of the property is estimated as though the project had never been proposed.

The valuation of the property after the acquisition is governed by Federal and State laws and regulations, and is also subject to the guidelines of the NCDOT Real Estate Appraisal Standards and Legal Principles. Specifically, elements of the project which fall under the category of non-

compensable damages are not considered in the after-valuation.

Should the extraordinary assumption and/or the hypothetical condition not exist, we reserve the right to amend this appraisal report.

Type Report

Appraisal Report

Effective Date of Value

May 29, 2024

Date of Report

June 6, 2024

Report Format

This report complies with Standard Rule 2-2(a) of the 2024-2025 USPAP Edition. Flexibility regarding the level of information in an Appraisal Report is dependent upon the intended use and intended users of the appraisal.

This report contains adequate information at a depth and detail commensurate with the defined appraisal issue and intended use of the appraisal.

Appraiser

Saimir Ogranaja

Appraiser

Allan Reich

T.B. HARRIS, JR. & ASSOCIATES
1125 E. Morehead Street, Ste. 202
Charlotte, North Carolina 28204

704-334-4686
www.tbharrisjr.com

Property Inspection

Saimir Ogranaja and Allan Reich inspected the exterior of the subject property on May 29, 2024. The property contact Mr. Casey Shaw accompanied the appraiser on site, but an interior inspection was not granted so interior measurements could not be confirmed; the building was measured from the exterior only. Photographs of the property were taken on that date.

Prior Services

Appraisers are required to disclose other services they have provided regarding the subject property in the prior three years. These other services may include valuation, management, brokerage, or any other real estates related services. We have previously provided no services in the prior three years.

BACKGROUND DATA

Ownership and History of the Property

Owner of record:

**Pilot Mountain Masonic Lodge No. 493A
122 Veterans Dr.
Pilot Mountain NC 27014**

It is important to note that the owner of record may not be the current owner. The owner of record is based on available public records as of the effective date of this report and/or documentation provided by the client.

History

A review of deed records indicates no sales or transfers of ownership within the previous 10-year history. To our knowledge the property is neither listed for sale or under contract as of the effective date.

Appraisal Assistance

This appraisal report has been completed by the Appraiser identified within this document.

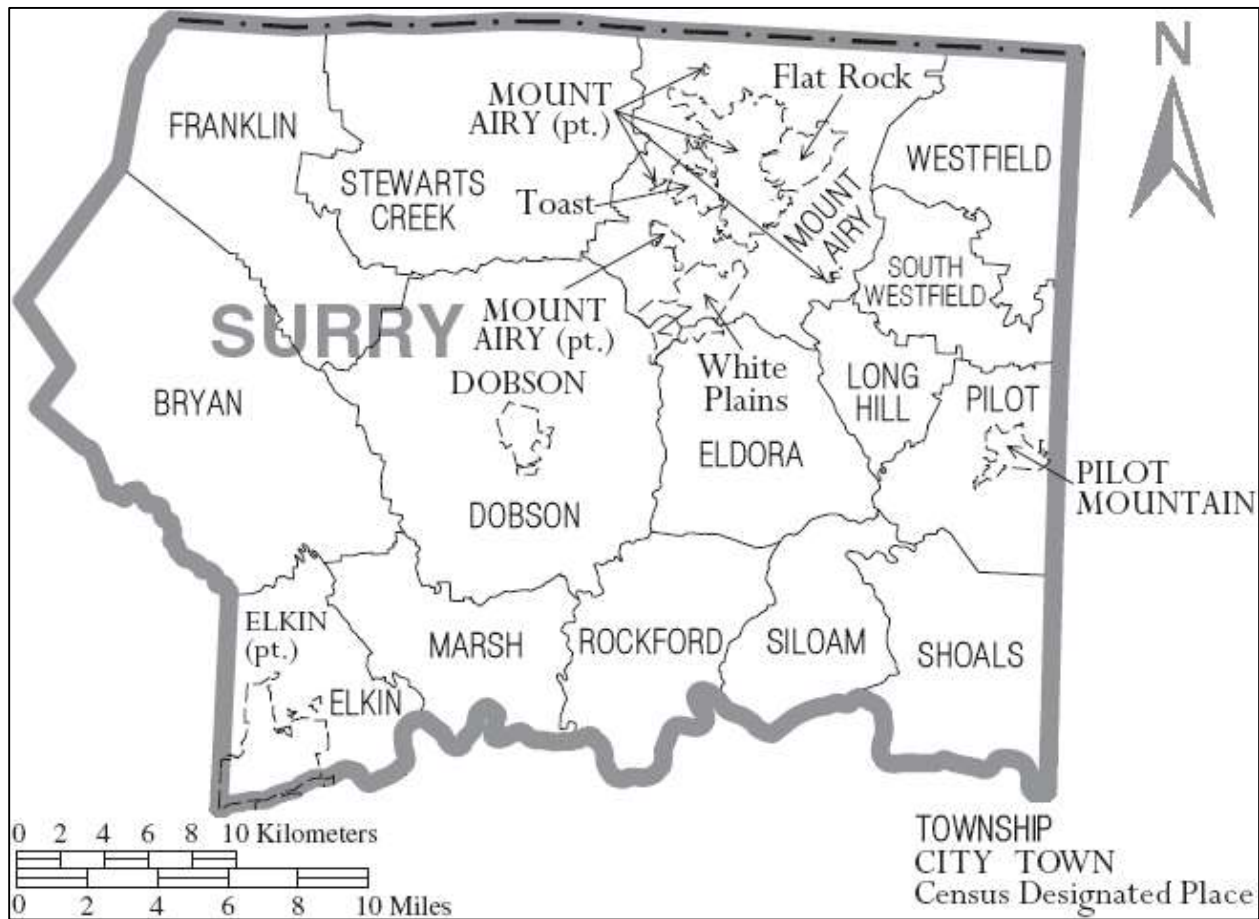
Report Format

This report complies with Standard Rule 2-2(a) of the 2024-2025 USPAP Edition. Flexibility regarding the level of information in an Appraisal Report is dependent upon the intended use and intended users of the appraisal.

This report contains adequate information at a depth and detail commensurate with the defined appraisal issue and intended use of the appraisal.

ECONOMIC MARKET ANALYSIS

Mount Pilot, NC Micropolitan Statistical Area Profile



REGIONAL MAP

Introduction

The subject is located in Surry County, an area situated on the northern border of North Carolina and the northern border of the Piedmont Triad. The Piedmont Triad is a region aptly named for the cities it comprises: Highpoint, Greensboro, and Winston-Salem. Surry County is nestled in the rolling hills of the Piedmont Triad region and is traversed by major transportation routes such as US-52 and I-77. Surry County is seated in Dobson, one of four municipalities in the county. The largest municipality is Mount Airy, with a population of approximately 10,609. The township of Elkin, home to the subject property, is estimated to have a population of around 4,060.

Demographic and Income Profile



Demographic and Income Profile

122 Veterans Drive, Pilot Mountain, North Carolina, 27041
Ring: 3 mile radius

T.B. Harris Jr. & Associates

Latitude: 36.37832

Longitude: -80.48211

Summary	Census 2010		Census 2020		2023		2028					
Population	4,823		4,831		4,982		5,080					
Households	2,080		2,100		2,171		2,230					
Families	1,424		1,414		1,434		1,467					
Average Household Size	2.31		2.30		2.29		2.27					
Owner Occupied Housing Units	1,544		1,522		1,572		1,650					
Renter Occupied Housing Units	536		578		599		580					
Median Age	42.7		44.5		46.4		47.6					
Trends: 2023-2028 Annual Rate			Area		State		National					
Population	0.39%				0.53%		0.30%					
Households	0.54%				0.68%		0.49%					
Families	0.46%				0.60%		0.44%					
Owner HHs	0.97%				0.78%		0.66%					
Median Household Income	2.73%				3.37%		2.57%					
Households by Income			Number		Percent		2023		2028			
			Number		Percent		Number		Percent			
			<\$15,000		203		9.4%		171		7.7%	
			\$15,000 - \$24,999		144		6.6%		120		5.4%	
			\$25,000 - \$34,999		204		9.4%		172		7.7%	
			\$35,000 - \$49,999		217		10.0%		192		8.6%	
			\$50,000 - \$74,999		494		22.8%		492		22.1%	
			\$75,000 - \$99,999		306		14.1%		322		14.4%	
			\$100,000 - \$149,999		288		13.3%		353		15.8%	
			\$150,000 - \$199,999		141		6.5%		197		8.8%	
\$200,000+		174		8.0%		212		9.5%				
Median Household Income			\$63,543				\$72,708					
Average Household Income			\$94,437				\$109,382					
Per Capita Income			\$40,563				\$47,345					
			Census 2010		Census 2020		2023		2028			
Population by Age			Number		Percent		Number		Percent			
0 - 4			259		5.4%		222		4.5%			
5 - 9			279		5.8%		262		5.3%			
10 - 14			329		6.8%		276		5.5%			
15 - 19			310		6.4%		251		5.0%			
20 - 24			230		4.8%		243		4.9%			
25 - 34			459		9.5%		591		11.9%			
35 - 44			717		14.9%		546		11.0%			
45 - 54			737		15.3%		725		14.6%			
55 - 64			676		14.0%		727		14.6%			
65 - 74			483		10.0%		672		13.5%			
75 - 84			239		5.0%		369		7.4%			
85+			105		2.2%		98		2.0%			



Demographic and Income Profile

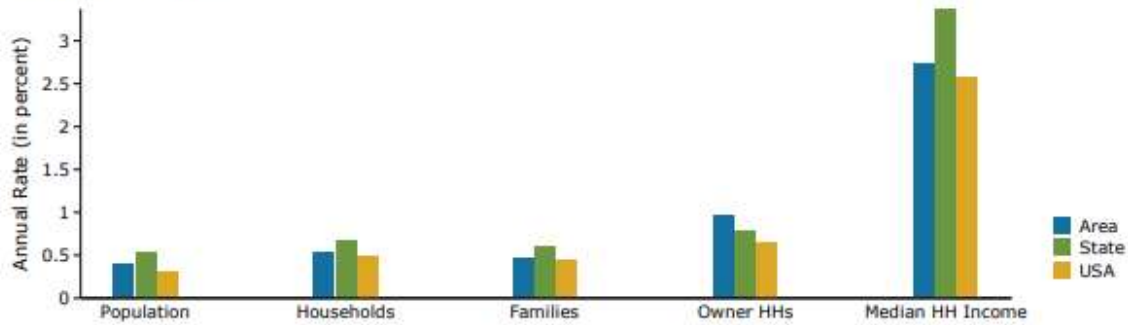
122 Veterans Drive, Pilot Mountain, North Carolina, 27041
Ring: 3 mile radius

T.B. Harris Jr. & Associates

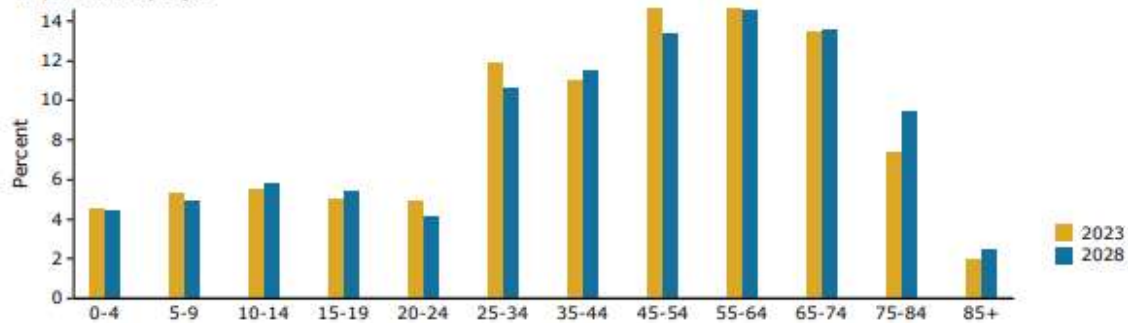
Latitude: 36.37832

Longitude: -80.48211

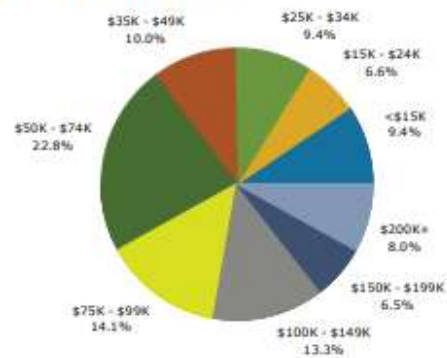
Trends 2023-2028



Population by Age



2023 Household Income



Source: Esri forecasts for 2023 and 2028, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 04, 2024

Population	<p>In the identified area, the current year population is 41,921. In 2020, the Census count in the area was 42,070. The rate of change since 2020 was -0.11% annually. The five-year projection for the population in the area is 41,652 representing a change of -0.13% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female. The median age in this area is 44.9, compared to U.S. median age of 39.1.</p>
Housing	<p>The household count in this area has changed from 17,584 in 2020 to 17,602 in the current year, a change of 0.03% annually. The five-year projection of households is 17,647, a change of 0.05% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2020. The number of families in the current year is 12,076 in the specified area.</p>
Income	<p>Current median household income is \$56,698 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,175 in five years, compared to \$82,410 for all U.S. households. Current average household income is \$75,264 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$85,807 in five years, compared to \$122,048 for all U.S. households. Current per capita income is \$31,471 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,196 in five years, compared to \$47,525 for all U.S. households</p>
Employment	<p>As of April 2024, the unemployment rate in the United States was 3.9%, with 6.5 million people unemployed. This rate has remained relatively stable, ranging from 3.7% to 3.9% since August 2023. As of April 2024, the unemployment rate in Surry County, North Carolina was 3%</p>



US. Bureau of Labor Statistics, *Civilian Unemployment Rate* [UNRATE], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/UNRATE>.

Mount Airy, NC Unemployment Rate is at 3.40%, compared to 3.30% last month and 3.20% last year. This is lower than the long term average of 5.84%.

Major Employers

Pilot Mountain, a smaller town in North Carolina, is part of the larger Winston-Salem Metropolitan Statistical Area (MSA). While it may not have as extensive a list of large employers as Charlotte, the area's economic landscape still includes a variety of industries. Typically, the major employers in smaller towns like Pilot Mountain may include local government, school districts, healthcare facilities, and regional businesses.

Market Highlights

The residential market in Mount Airy and Mount Pilot has been experiencing steady growth due to its appeal as a small town with a high quality of life and lower cost of living. This trend has been bolstered by people moving away from larger urban centers.

The local economy is bolstered by a mix of local businesses, healthcare services, and educational institutions. It has a stable economic base with moderate growth. Small and medium-sized enterprises (SMEs) dominate the commercial real estate sector, with opportunities in retail, services, and small manufacturing. Manufacturing remains a crucial part of Mount Airy's economy. Key industries include furniture manufacturing, textiles, and small-scale manufacturing operations. The area is home to several industrial parks that support local and regional manufacturers.

Mount Airy benefits from its proximity to major highways such as US Route 52 and Interstate 74, which facilitate transportation and logistics operations. The town's location provides easy access to larger markets in North Carolina and Virginia. Northern Regional Hospital is a significant employer and provides essential healthcare services to the community. Surry Community College offers educational programs that support workforce development in the region. Surry County Schools and Surry Community College provide numerous jobs in education.

Mount Airy is famously known as the inspiration for the fictional town of Mayberry from "The Andy Griffith Show." Tourism plays a significant role in the local economy, attracting visitors to its historic downtown and cultural sites.

The area has seen steady population growth, particularly among retirees and families seeking a lower cost of living and a slower pace of life. The local government and public services are major employers. Northern Regional Hospital and other healthcare providers are significant contributors to the employment landscape.

Summary

While smaller than larger metropolitan areas, the Mount Pilot/Mount Airy area has a stable and diverse economic base supported by manufacturing, healthcare, education, and tourism. Its strategic location and quality of life make it an attractive place for both residents and businesses. The town's appeal is further enhanced by its cultural heritage and community-oriented lifestyle, making it a resilient and appealing micropolitan area.

Community Analysis

Boundaries

The subject is in the northern region of Surry County, south of the Virginia state line and west of the Surry/Stokes County border.

Transportation and Utility Linkages

Pilot Mountain is conveniently located near several major highways, including:

- US Route 52: A significant north-south route that provides direct access to Winston-Salem to the south and Mount Airy to the north.
- Interstate 74: Connects to Interstate 77, facilitating east-west travel and providing connections to other major interstates in the region.

State Routes: Several state routes connect Pilot Mountain to neighboring communities and rural areas, enhancing local mobility

Rail Transportation-

- Freight Rail: While Pilot Mountain itself does not have a major rail terminal, nearby towns and cities like Mount Airy and Winston-Salem have access to freight rail services, which are essential for the regional economy.
- Passenger Rail: The nearest Amtrak services are available in larger cities such as Greensboro and High Point, providing long-distance passenger rail options.

Air Transportation-

Regional Airports:

- Smith Reynolds Airport (INT) in Winston-Salem: Approximately 30 miles south of Pilot Mountain, offering general aviation services.
- Piedmont Triad International Airport (GSO): Located about 60 miles southeast of Pilot Mountain, it provides commercial flights and cargo services, connecting the region to national and international destinations.

Charlotte Douglas International Airport (CLT): Located about 100 miles southwest, it is one of the major international airports in the state.

Utility Linkages-

Electricity:

- Duke Energy: The primary electricity provider in the region, ensuring reliable power supply to residential, commercial, and industrial customers in Pilot Mountain.

Natural Gas:

- Piedmont Natural Gas: Supplies natural gas to homes and businesses in the area, supporting heating, cooking, and industrial processes.

Water and Sewer:

- Town of Pilot Mountain Water Department: Manages the water supply and wastewater treatment services for the town. Ensures access to clean drinking water and effective wastewater management.

Telecommunications:

- Internet and Phone Services: Multiple providers offer high-speed internet and phone services, including major companies like AT&T, Spectrum, and local providers. These services are crucial for both residential use and business operations.
- Cellular Coverage: Major cellular networks like Verizon, AT&T, and T-Mobile provide coverage in the area, ensuring reliable mobile communication.

Waste Management:

- Local and Regional Services: Waste collection and recycling services are managed by local and regional

waste management companies, ensuring proper disposal and environmental sustainability.

Pilot Mountain's transportation and utility infrastructure supports its residents and businesses, connecting the town to larger urban centers and providing essential services. The proximity to major highways, regional airports, and reliable utility services make Pilot Mountain a convenient and functional location for living and business operations.

Developments

- Yadkin Valley Greenway Expansion
- Upgrades to US Route 52 and other key routes to improve traffic flow, safety, and connectivity to nearby cities like Winston-Salem and Mount Airy.

Pilot Mountain is actively developing in various sectors to enhance its appeal as a place to live, work, and visit. From downtown revitalization and residential developments to support for local businesses and environmental initiatives, these efforts reflect a commitment to preserving the town's unique character while promoting sustainable growth and improving quality of life for its residents.

Zoning and Area Planning

Zoning and area planning in Pilot Mountain are focused on balancing growth with preservation, supporting economic development, and enhancing the quality of life for residents. Through comprehensive planning, community involvement, and strategic zoning regulations, Pilot Mountain aims to guide its future development in a sustainable and community-focused manner.

Demand Generators

- Pilot Mountain State Park
- Yadkin Valley Wine Region
- Historic Downtown Pilot Mountain
- Mount Airy Connection

- Mayberry Days
- Artisan Shops and Boutiques
- Northern Regional Hospital
- Surry Community College

Pilot Mountain's demand generators include its natural beauty, cultural heritage, local businesses, and community events. These factors contribute to the town's economic vitality by attracting tourists, supporting local commerce, and enhancing the quality of life for residents. As Pilot Mountain continues to develop, leveraging these demand generators will be key to sustaining and growing its local economy.

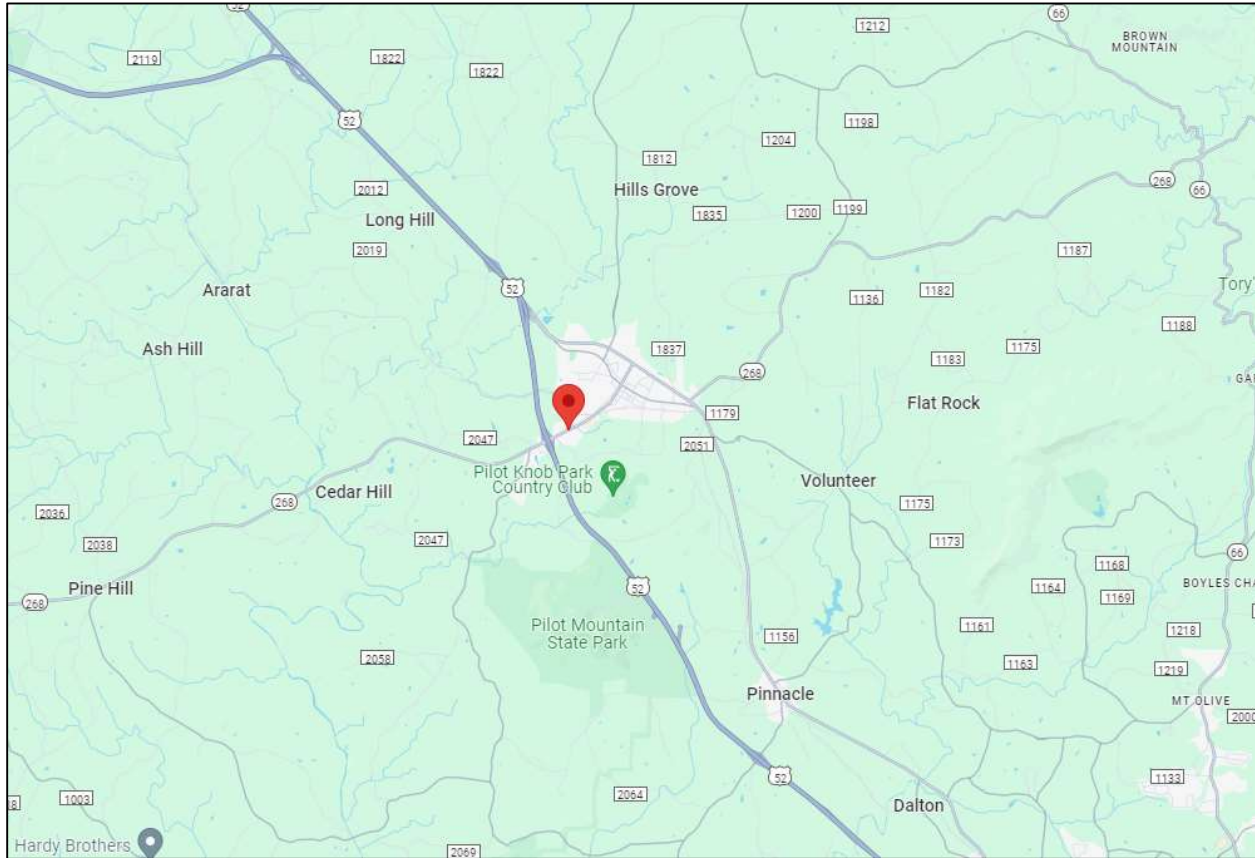
Land Uses

Pilot Mountain's land use is a blend of residential, commercial, industrial, agricultural, public, and recreational spaces, all guided by zoning regulations and comprehensive planning. This balanced approach ensures sustainable growth, supports the local economy, and enhances the quality of life for residents while preserving the town's natural and cultural heritage.

Outlook and Conclusions

Pilot Mountain, NC, is one of balanced growth, community vibrancy, and sustainable development. With a strategic location, natural beauty, and diverse economic opportunities, Pilot Mountain is poised for continued success while preserving its small-town charm and natural assets.

Pilot Mountain, NC, is well-positioned for sustainable growth and prosperity. By embracing smart growth principles, investing in infrastructure, and leveraging its natural and cultural assets, Pilot Mountain can continue to thrive as a vibrant community and attractive destination for residents, businesses, and visitors alike. With careful planning and collaboration, Pilot Mountain can maintain its small-town charm while embracing the opportunities of the future.



COMMUNITY MAP

PROPERTY ANALYSIS

Site Analysis

Without the benefit of a current survey, the appraiser cannot suggest the property is free of encroachments or easements, and recommends further investigation and a current survey.

Information provided by the client is relied upon for the sizes provided in this report. Our description is further informed from the Surry County GIS and an inspection of the property.

Location

- 122 Veterans Dr.
Pilot Mountain
Surry County
NC 27041
- Tax Parcel ID 5965-06-38-6900

	<ul style="list-style-type: none">• The subject has approximately 235 feet of frontage on Veterans Dr and approximately 70 feet of frontage along S Key St
Area/Shape/Dimensions	<ul style="list-style-type: none">• 0.4000 Acres• The site has a trapezoidal shape• See tax map provided.
Topography	<ul style="list-style-type: none">• The topography is mostly level
Floodplain	<ul style="list-style-type: none">• The subject is not in a FEMA flood zone. (See FEMA Panel #3710586500J.)
Access/Ingress/Egress	<ul style="list-style-type: none">• Access is only from Veterans Drive.• Although there is frontage on S. Key St, there is no curb cut on this road.• S. Key St is a primary traffic corridor for the area.• The access is considered average for this area.
Soil and Subsoil Analyses	<ul style="list-style-type: none">• Assumes no hidden, unapparent, apparent, or toxic materials.
Utilities	<ul style="list-style-type: none">• The site has access to all utilities, including water, sewer, electricity, telephone, and gas service provided by Piedmont Natural Gas.
Restrictions/Easements/Encroachments/Rights-of-Way	<ul style="list-style-type: none">• We are unaware of any restrictions, easements, encroachments, or rights-of-way that would negatively impact the development of the property to its highest and best use.• Our inspection revealed no apparent restrictions, easements, encroachments and/or rights-of-way impacting the site.

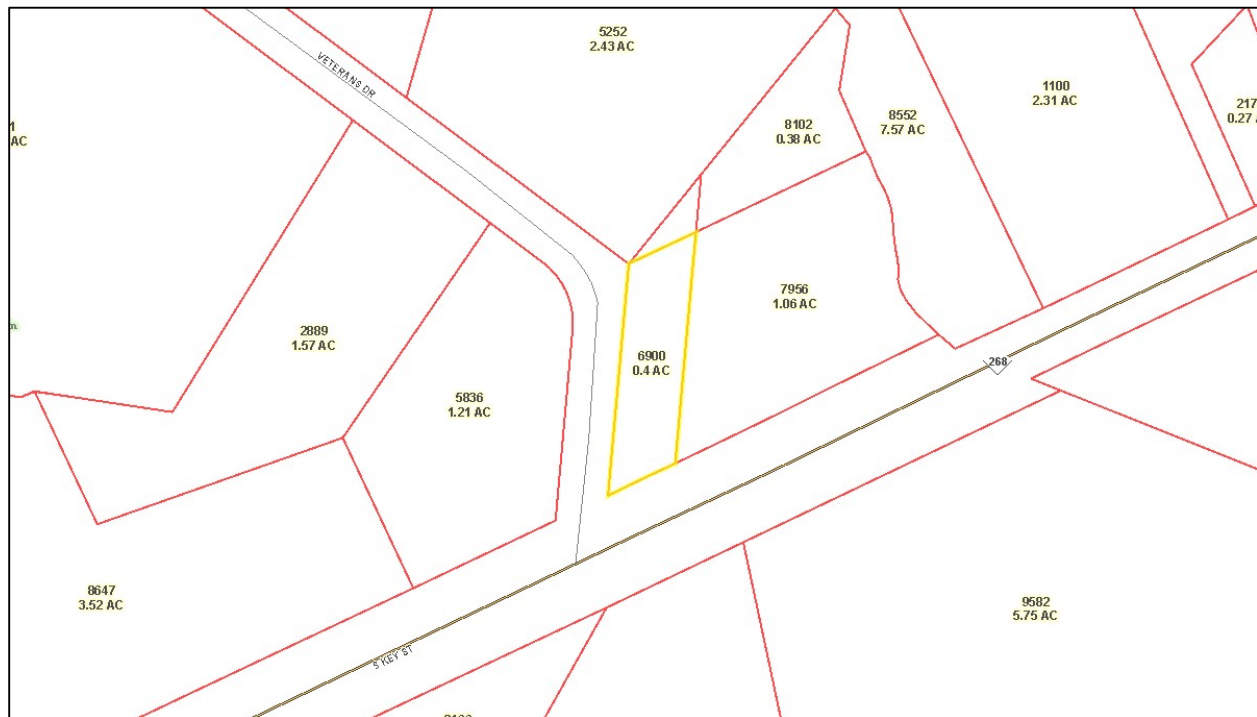


Environmental Hazards

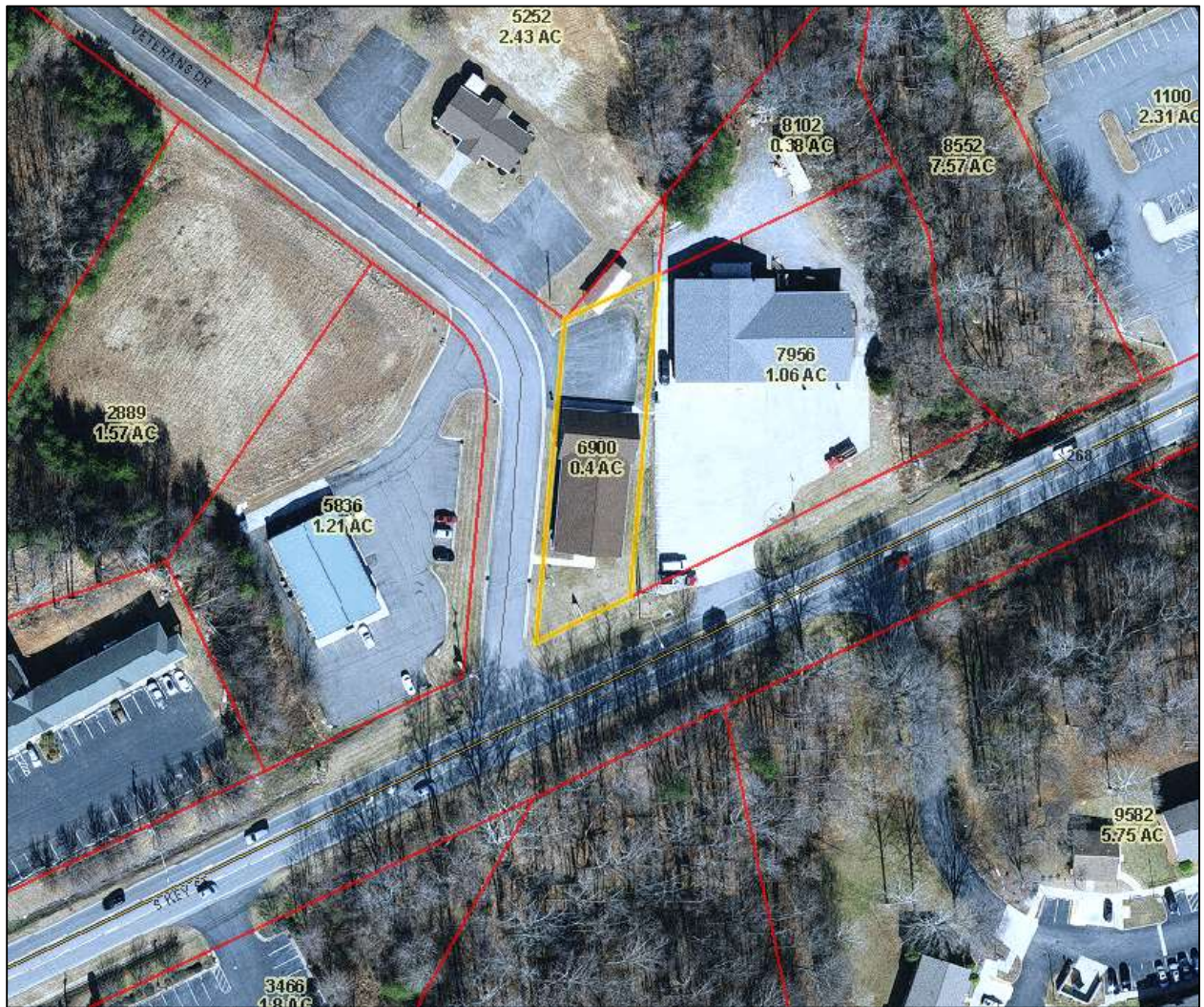
- Unless otherwise stated in this report, none known.

Summary

The subject includes a single tax parcel of 0.40-acres located at the northeast corner of Veterans Drive and S Key St. intersection. The site is improved with a one-story building. The property is not in the FEMA flood Zone and is not also impacted by Post construction and SWIM Buffers. The topography is mostly level, and the size and shape are conducive to a number of potential uses.



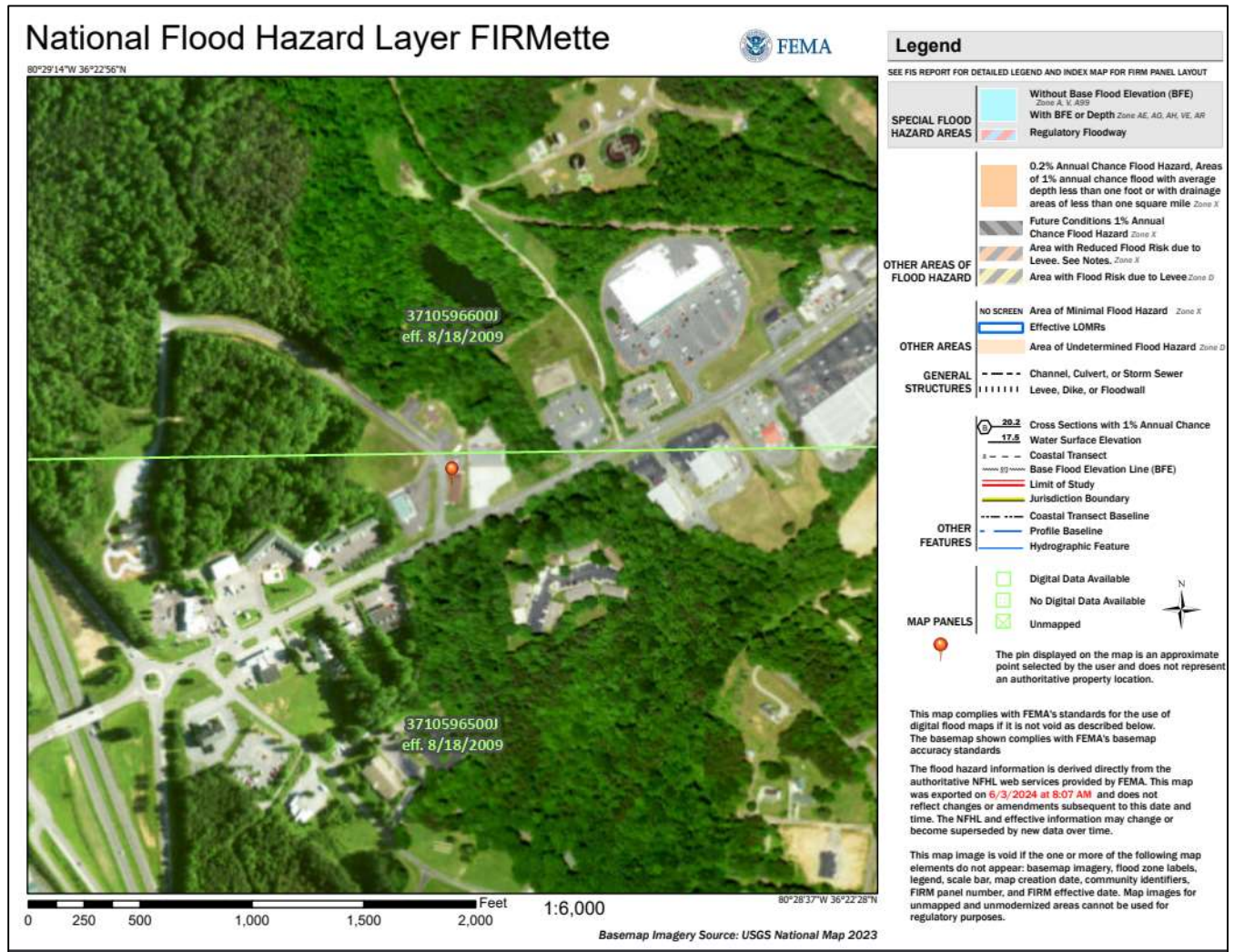
TAX MAP



AERIAL MAP



TOPOGRAPHY MAP



FLOODPLAIN MAP

Improvement Analysis

Existing

The site is improved with one-story, 5,560 sq feet, commercial building. The building was constructed in 1973 and although we were not granted access to the inside, the exterior appeared well maintained and in overall good condition. No deferred maintenance items were noted upon our inspection.



Real Estate Taxes and Assessment

According to current tax records, the parcel was assessed at \$234,120. The valuation included the land at \$63,080 and improvements at \$171,040. The tax bill for 2023 has been paid in full in the amount of \$2,763.45.

The assessed land value is less than our concluded market value. The variance may be related to several items, including mass appraisal techniques used by county assessors.

<u>Tax Parcel No.</u>	<u>Land Assessment**</u>	<u>Improvements Assessment**</u>	<u>Features</u>	<u>Total Assessment**</u>	<u>2023 Tax Burden (R)</u>
5965-06-38-6900	\$63,080	\$171,040	\$0	\$234,120	\$2,763.45
**2023 Assessment				Presently Due:	\$0.00

Zoning and Other Restrictions

GB, General Business District

GB districts are generally located on major thoroughfares and collector streets in the Pilot Mountain planning area. They are intended to provide for offices, personal services and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the area, they should have ample parking, controlled traffic movement and suitable landscaping.

The subject property appears compliant with the current zoning designations. Considering the surrounding neighborhood and

land use plan, We do not foresee a change in zoning in the near future.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use, As Vacant

Physically Possible Uses

The subject land consists of a single tax parcel that could physically be used in a variety of different ways with a gross size of 0.40 -acres. The site has access to municipal utilities and has relatively level topography. The site is located along Sunset Road. Physically possible uses for the subject include almost any type of development that would not be prohibited from the size and shape of the site.

Legally Permissible Uses

Legally permissible uses are typically defined by zoning ordinances, municipalities, government entities, and/or deed restrictions. The subject is zoned GB, General Business District which allows commercial establishments with ample parking, controlled traffic movement and suitable landscaping.

The highest and best use based on legally permissibility is for commercial development as allowed by zoning.

Financially Feasible Uses

Financially feasible uses generally consider which uses provided the highest return or are feasible for the underlying land. Surrounding land uses are often a good indication of which uses provide for a positive return.

Surrounding use are mostly commercial. Commercial use is physically possible and legally permissible and is the most financially feasible use of the property.

Maximally Productive Uses

There does not appear to be any probable or reasonable use that would support a higher or better use than continued use as a masonic lodge.

Highest and Best Use, As Improved

In our opinion, the existing improvements contribute value and there does not appear to be a supportable alternative use

that would provide a higher current value for the area associated with them. For these reasons, continued use as a masonic lodge is concluded to be the maximally productive highest and best use of the property as improved.

Most Likely Buyer

The most likely buyer of this property is owner/user, local investor, national investor, speculator.

VALUATION METHODOLOGY

Appraisers typically consider three approaches to estimate property value. These are the cost, sales comparison, and income capitalization approach.

The **cost approach** is a set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated – cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. (*The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 43.*)

The **sales comparison approach** is the process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market – derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an

adequate supply of comparable sales is available. (*The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 170.*)

The **income capitalization approach** is a set of specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. (*The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 94.*)

Value indications from the approaches are reconciled based on the quality and quantity of available data in the approaches with consideration given to the applicability of each approach and the subject property type.

VALUATION APPROACHES

Approach	Applicability	Use
Cost Approach	Not Applicable	Not Used
Sales Comparison Approach	Most Applicable	Used
Income Capitalization Approach	Not Applicable	Not Used

In this valuation we include a sales comparison approach for the site. Cost and income approaches are considered, although not applicable for the valuation of vacant land in this market

VALUATION ANALYSIS

Land Valuation – Sales Comparison Approach

Site Valuation

The preferred method of land valuation is by direct comparison of comparable sites which have sold recently. The sales price of each comparable is converted into an appropriate unit of comparison, and then compared on a direct basis with the subject.

Adjustments are made to the comparables for market recognized dissimilarities. Adjustments are used to account for differences between comparables and the subject. This

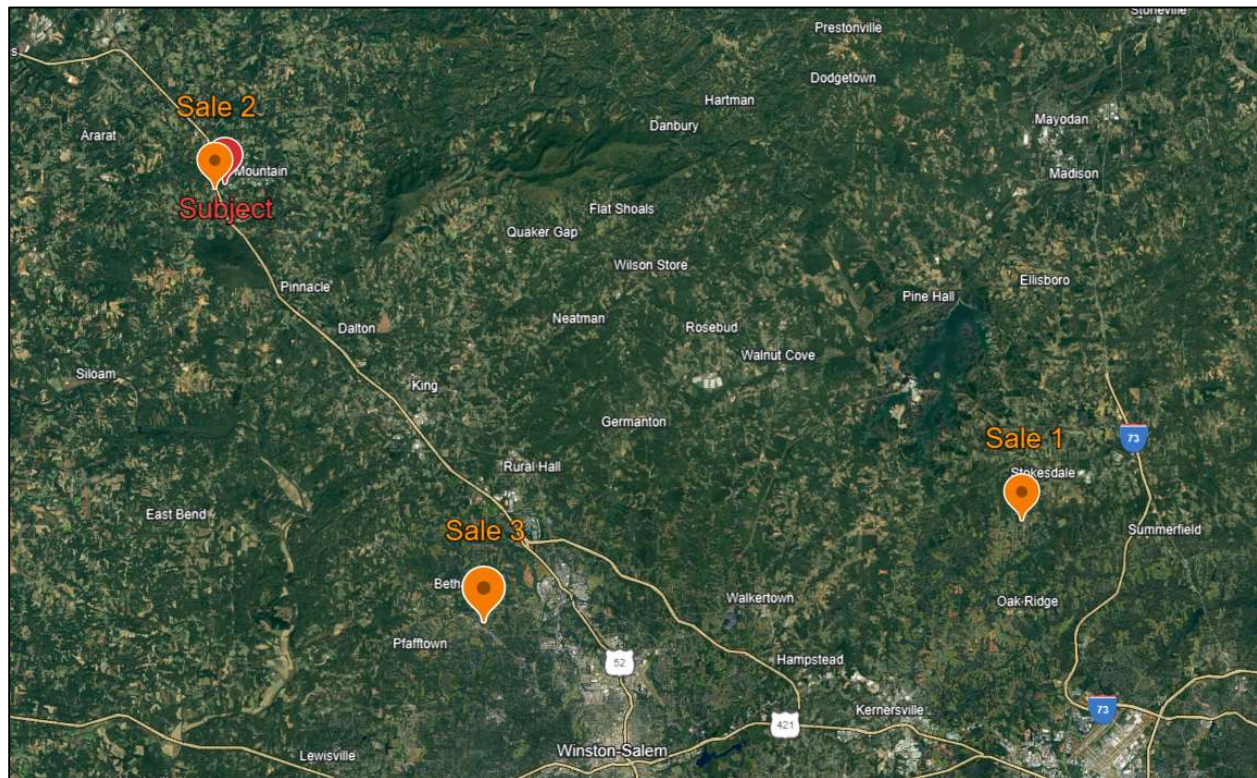
value conclusion is arrived at by extraction, judgment, and a correlation process whereby greatest weight is given to the sales that are most comparable to the subject.

The unit of comparison selected for analysis as the most applicable is the price per acre. A detailed description of each comparable is included in the Addenda. Summaries of the sales and an explanation of adjustment follows.

LAND SALES ADJUSTMENT SUMMARY

122 Veterans Dr.
Pilot Mountain

DESCRIPTION	SUBJECT	SALES		
		Sale 1	Sale 2	Sale 3
Location	122 Veterans Dr.	7603 NC Highway 68 N	805 S Key St	3735 Reynolda Rd
City, State, Zip	Pilot Mountain NC 27014	Oakridge NC 27310	Pilot Mountain NC 27041	Winston Salem NC 27106
Zoning	GB	Comm	GB	HB
Date of Sale*	29-May-24	20-Dec-19	14-Oct-21	22-Nov-22
Size- Usable Acres	0.400	0.950	3.900	1.740
Size- Usable SF	17,424	41,382	169,884	75,794
*For subject, date of value.				
Value Indications				
Sales Price	N/A	\$215,000	\$1,042,000	\$550,000
Sales Price/SF	N/A	\$5.20	\$6.13	\$7.26
Sales Price/Acre	N/A	\$226,316	\$267,179	\$316,092



COMPARABLE LAND SALES LOCATION MAP

Explanation of Adjustments

Market Adjustments

Financing: We are not aware of any financing for which adjustments are necessary.

Ownership Rights: The sales involve the transfer of a similar bundle of rights as considered for the subject property and no adjustments are necessary.

Conditions of Sale: The sales occurred under typical conditions of sale for today's market and no adjustments are necessary.

Market Conditions – The sales were transacted from December 2019 to November 2022. The local commercial market has gained strength during this period and an upward adjustment for the passage of time is warranted. Research indicated a 3% annual adjustment is warranted, which is applied to the comparable sales.

Physical Adjustments

Physical adjustments are considered for factors such as size, location, access, topography, shape, frontage, access to municipal utilities, corner influence, zoning, and various other applicable features. Based on the physical characteristics of the comparable sales as compared to the subject, we have applied an adjustment for location and size.

Location – The subject is located in Pilot Mountain, a rural town near Winston Salem. Market research indicates that properties located closer to the support and shopping facilities provided by the larger towns sell for more than properties in more rural locations. Sale One was adjusted downward 10% for its superior location, closer to Winston Salem and support facilities. Sale Two is located in Mount Pilot, however is located directly at the US-52 exit, which warranted a 30% downward adjustment for its superior location. Sale Three is

located in Winston Salem, warranting a downward adjustment of 50%.

Size – The subject property includes 0.40-acres of land. The rule of economies of scale states larger properties will sell for a lower unit rate than smaller properties with all other factors being equal. Sale One is most similar in size to the subject and thus no adjustment is warranted. Sales Two and Three warranted 30% and 10% downward adjustments respectively.

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Sales Price/Acre	N/A	\$226,316	\$267,179	\$316,092
MARKET ADJUSTMENTS				
Market Conditions (Date)	N/A	13.33%	7.87%	4.55%
Adjusted Price		\$243,663	\$1,124,047	\$575,044
Adjusted Price/Acre	N/A	\$256,487	\$288,217	\$330,485
PHYSICAL ADJUSTMENTS				
Location	Pilot Mountain	-10%	-30%	-50%
Size (acres)	0.400	0%	30%	10%
SUBTOTAL				
Adjustments	N/A	-10%	0%	-40%
Adjusted \$/Acre	N/A	\$230,838	\$288,217	\$198,291

STATISTICAL SUMMARY					
	Sales Price/Acre Before Adjustments	Sales Price/Acre After Adjustments	Difference		
Average:	\$269,862	\$239,115	-11.4%	Conclusion/Acre	\$260,000
Range Minimum:	\$226,316	\$230,838	2.0%	Number of Acres	0.4
Range Maximum:	\$316,092	\$288,217	-8.8%	Conclusion SubTotal	\$104,000
Range %:	39.7%	24.9%			
Avg. Phys. Adjustment	N/A	-10.0%		Conclusion	\$104,000

1. Annual time adjustment: as noted
2. Numbers may reflect rounding.
3. N/A: Not Applicable, N.A.: Not Available, UC Under Construction
4. Utilities Key: W-Public Water; S-Public Sewer
5. Other notes: none

SOURCE

T. B. Harris, Jr. & Associates research and parties to sale.

Summary

Mount Pilot has had very few recent sales and it is due to the lack of the quantity and quality of data that the one mile and 12 month guideline was exceeded, which is typical for the area and for this property type. Although these guidelines were exceeded the comparable sales were all selected from nearby towns and in the appraisers opinion, are the most comparable sales within the market area. Before adjustments, the sales range between \$226,316 and \$316,092 per acre with an average of \$269,862. After adjustments, the sales range from \$230,838 to \$288,217 per acre with an average of \$239,115 per acre. Given the subject's good location, we conclude a value above the average of the range, and the rate of \$260,000 per acre is most appropriate for the subject.

THE ACQUISITION

The information provided to us by the client includes the acquisition of a temporary construction easement for the project impacting the subject.

Temporary Construction Easement Overview

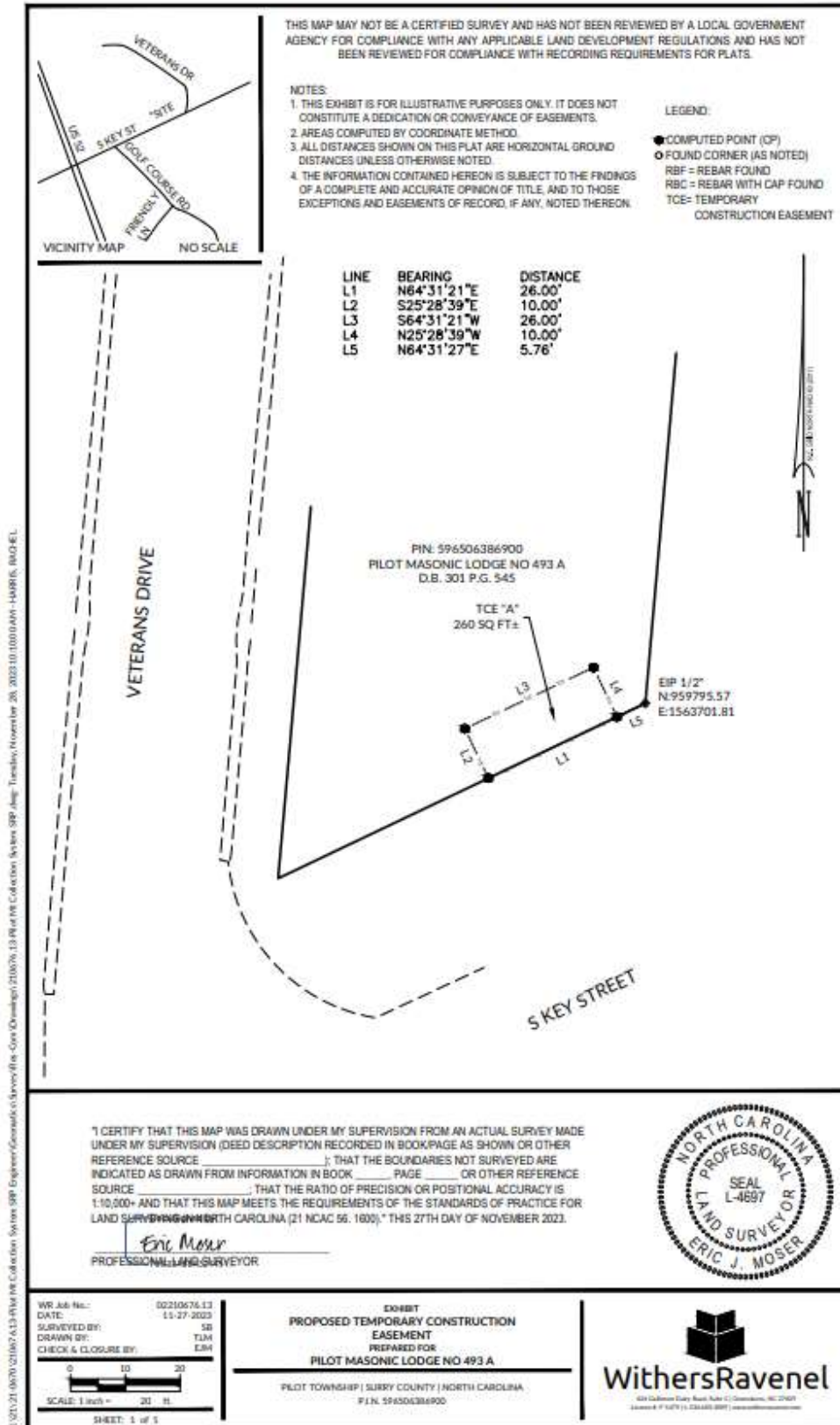
Temporary Construction Easements are used to provide the contractor sufficient working area to construct slopes, ditches, silt control areas, etc. where continuous maintenance will not be required.

Temporary Construction Easement

The temporary construction easement is in rectangular shape totals 260 square feet (0.006 acres) and is located along the southern border of the parcel along S Key Street. The TCE is rectangular in shape with measurements (per linear foot) of approximately 26 ft each along the southern and northern side and 10 ft along the western and eastern side. The contractor will use the TCE areas during construction to provide working room for the construction of project improvements. Please refer to the exhibits for illustration.

The plat showing easement area follows.

No building or site improvements to be acquired.



PROJECT PLANS



**ACQUISITION AREA PHOTOS TAKEN BY APPRAISER ON MAY 29, 2024
PILOT MOUNTAIN MASONIC LODGE NO. 493A PROPERTY**



#1



#2



PHOTO LOCATION MAP

The temporary construction easement will run east-to-west or vice versa along the western southern border of the subject encompassing approximately 260 square feet. Based on these factors, it is our opinion that the construction and acquisition will not negatively impact functional utility of the site.

Based on these factors, it is determined that the difference between the before and after values is the value of land acquired, and there are no damages to the remainder.

**Description of the
Remainder and Effects of
the Acquisition**

Land: After the acquisition, the site will be of similar shape and size as before the acquisition. It will be encumbered by the TCE previously described, located to the west along S Key St.

Improvements: The subject property is improved with one-story building but no improvement will be affected.

**AFTER THE
ACQUISITION**

**Highest and Best Use After
the Acquisition**

The highest and best use of the property after the acquisition remains the same as before; the location of the temporary construction easement does not represent a significant adverse effect on the utility of the subject. Therefore, we conclude the highest and best use is for commercial development .

***Valuation of the Property
After the Acquisition***

The value of the property after the taking is estimated in the same manner as the value before the acquisition. As with the “before value,” the sales comparison approach is used in the “after value” of the site. The same sales are used as well since the total site size is not reduced by the project. All of the currently allowed uses under the subject’s zoning are still allowed in the after scenario.

The conclusion after the acquisition, \$260,000 per acre is the same as before the acquisition and before considering easements.

Acquisition of Easement

**Temporary Construction
Easement**

The temporary construction easement totals 260 square feet. The contractor uses the area in the temporary construction easement during construction for the construction and quality control of project structures. Upon completion of the project,

the previously held property rights in this area revert to the property owner.

Consideration for compensation of this area includes the location and extent of the easement, typical land returns and the temporary nature of the easement.

Portions of a site rarely lease in this market and developing an appropriate return on land directly from similar leases is not possible. Rather, the appropriate return may be developed from a review of comparable investments. We note the Price Waterhouse Coopers Q2 2021 Cap Rate report, a survey of the national net lease market, indicates a range of capitalization rates from 5% to 8.5% with an average rate of 6.28%. These rates may be understood to translate the value of the real property to a net annual income. Pressuring the appropriate rate upward is the consideration that these rates are for net leases, while payment to the property owner will be on a gross basis. Countering this pressure is the consideration that ground leases typically bring a lower return for their relative safety. We typically consider a reasonable rate for the TCE to be 8.0%, and the easement is calculated based on the after-acquisition unit value of the land multiplied by the return for the estimated construction period of 2 years. The land value considered in this analysis is the unit value after the acquisition. We consider the location, size and shape of the area of the taking as well as it's impact on the site and warrant that a higher rate of return should be paid for the impact on this site. For this reason we apply a 20% rate of return which is more commensurate for the impact to the property over the anticipated TCE period.

Calculations for the TCE are as follows.

Temporary Construction Easement

Easement Area (SF):	260
x Land Unit Value:	\$5.969
x Return Rate:	20%
x Years Required:	2.0
Easement Value:	\$625
*rounded to nearest \$50	

Site Improvements

No site improvements are within the acquisition area.

Before Land Value:						\$ 104,000
Less: Temporary Construction Easement	260 SF x	\$5.9688 /SF x	20% x	2 Yrs.	\$	(621)
After Land Value:					\$	103,379
Total After Land Value*:					\$	103,375
*Rounded to the nearest \$25						

Before Value of Site Improvements (In Acquisition):	\$	-
Less: Site Improvements Acquired	\$	-
After Value of Site Improvements:	\$	-

Total After Value:	After Value of Land	\$ 103,375
	After Value of Improvements	NA
	After Value of Site Improvements	\$ -
	Total After Value	\$ 103,375

DIFFERENCE BETWEEN BEFORE AND AFTER VALUE

	Before	After	Difference
Land Value	\$ 104,000	\$ 103,375	\$ 625
Improvement Value	NA	NA	NA
Site Improvements Value (in acquisition)	\$ -	\$ -	\$ -
Total Value	\$ 104,000	\$ 103,375	\$ 625

ALLOCATION OF VALUE DIFFERENCE

Value of Right of Way Acquired	\$0
Value of Permanent Easements Acquired	\$0
Value of Temporary Easements Acquired	\$625
Total Value of Land Acquired	\$625
Value of Site Improvements Acquired	\$0
Damages to Remainder	\$0
Benefits to Remainder	\$0
Difference between Before and After Values	\$625
Rounded	\$625

The opinions, estimates, and forecasts included in this appraisal document are by their nature prospective and therefore subject to uncertainty and risk. Actual events and property performance may vary based on economic conditions that are subject to fluctuation with regard to lenders, interest rates, supply and demand, capitalization rates, investor motivation, and the like. Also, in keeping with traditional appraisal practice our conclusions and forecasts are based in part upon third party sources, discussions, meetings, and may not be in all cases from reliable sources. Our opinion while supported throughout this document with research and reason is based on available information at the time of preparing our opinion. Therefore, we are not responsible for future happenings that are not reasonably expected to occur as of the date of our analysis.

EXPOSURE AND MARKETING TIME

Exposure Time

Had the property been exposed to the open market prior to our date of valuation we believe the property would have required an exposure time of 6 to 12 months

Marketing Time

It is our opinion that an appropriate marketing time from the date of valuation going forward to consummate a sale at the appraised value would be 6 to 12 months



Saimir Ogranaja
Appraiser



Allan Reich
Appraiser

ADDENDA

Certifications

CERTIFICATION OF THE APPRAISER

I, Saimir Ogranaja, 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. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person(s) signing this certification other than those individuals having signed the attached report.



Saimir Ogranaja
(NC State Registered Residential Appraiser #A9268)

June 6, 2024
Date

CERTIFICATION OF THE APPRAISER

I, Allan E. Reich, 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. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
10. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice* of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. I have made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the person(s) signing this certification other than those individuals having signed the attached report.



A handwritten signature in black ink, appearing to read "Allan E. Reich".

Allan E. Reich
(NC State Certified General Real Estate Appraiser #A6368)
(SC State Licensed Appraiser #L5772)

June 6, 2024
Date

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

Limit of Liability

The liability of T.B. HARRIS, JR. & ASSOCIATES and employees is limited to the client only and to the fee actually received by our firm. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold T.B. HARRIS, JR. & ASSOCIATES, its officers, and employees harmless from any claims by third parties related in any way to the appraisal or study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. T.B. HARRIS, JR. & ASSOCIATES will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

Copies, Distribution, Use of Report

Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of T.B. HARRIS, JR. & ASSOCIATES for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of T.B. HARRIS, JR. & ASSOCIATES.

Confidentiality

This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by T.B. HARRIS, JR. & ASSOCIATES whose signatures appear on the report. No change of any item in the report shall be made by anyone other than T.B. HARRIS, JR. & ASSOCIATES. T.B. HARRIS, JR. & ASSOCIATES shall have no responsibility if any such unauthorized change is made.

T.B. HARRIS, JR. & ASSOCIATES may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

Trade Secrets

This report was obtained from T.B. HARRIS, JR. & ASSOCIATES and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4) of the Uniform Commercial Code. T.B. HARRIS, JR. & ASSOCIATES shall be notified of any request to reproduce this report in whole or in part.

Information Used

No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

Financial Information

Our value opinion(s) have been based on unaudited financials, and other data provided to us by management and/or owners. If these reports are found to be inaccurate, we reserve the right to revise our value opinion(s). It is noted we are depending on these accounting statements as being accurate and our interpretation of these statements as being accurate as well. If these assumptions later prove to be false, we reserve the right to amend our opinions of value.

Testimony, Consultation, Completion of Contract for Report Services

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. T.B. HARRIS, JR. & ASSOCIATES or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

Exhibits

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by T.B. HARRIS, JR. & ASSOCIATES.

T.B. HARRIS, JR. & ASSOCIATES has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil, or hidden structural, mechanical or other components, and T.B. HARRIS, JR. & ASSOCIATES shall not be responsible for defects in the property which may be related.

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No

responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. We are not experts in this area, and it is recommended, if appropriate, the client obtain an inspection of this equipment by a qualified professional.

If T.B. HARRIS, JR. & ASSOCIATES has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above mentioned items.

T.B. HARRIS, JR. & ASSOCIATES assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

Legality of Use

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

Component Values

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.

Auxiliary and Related Studies

No environmental or impact studies, special market study or analysis, highest and best use analysis, study or feasibility study has been required or made unless otherwise specified in an agreement for services or in the report.

Dollar Values, Purchasing Power

The market value estimated and the costs used are as of the date of the estimate of value, unless otherwise indicated. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

Inclusions

Furnishings and equipment or personal property or business operations, except as specifically indicated and typically considered as a part of real estate, have been disregarded with only the real estate being considered in the value estimate, unless otherwise stated. In some property types, business and real estate interests and values are combined.

Proposed Improvements, Conditional Value

Improvements proposed, if any, onsite or offsite, as well as any repairs required, are considered for purposes of this report to be completed in a timely, good and workmanlike manner, according to information submitted and/or considered by T.B. HARRIS, JR. & ASSOCIATES. In cases of proposed construction, the report is subject to change upon inspection of property after construction is completed.

Value Change, Dynamic Market, Influences, Alteration of Estimate

The estimated value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of reports involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and T.B. HARRIS, JR. & ASSOCIATES' interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; thus, they are subject to change as the market and value is naturally dynamic.

The "estimate of market value" in the report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

Report and Value Estimate

Report and value estimate are subject to change if physical or legal entity or financing differ from that envisioned in this report.

Management of the Property

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management.

Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did T.B. HARRIS, JR. & ASSOCIATES become aware of such during their inspection. T.B. HARRIS, JR. & ASSOCIATES had no knowledge of the existence of such materials on or in the property unless otherwise stated. T.B. HARRIS, JR. & ASSOCIATES, however, is not qualified to test such substances or conditions. If the presence of such substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimate is predicated on the assumption that there is no such condition on or in the property or in the proximity that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Soil and Subsoil Conditions

Unless otherwise stated in this report, T.B. HARRIS, JR. & ASSOCIATES does not warrant the soil or subsoil conditions for toxic or hazardous waste materials. Where any suspected materials

might be present, we have indicated in the report; however, T.B. HARRIS, JR. & ASSOCIATES are not experts in this field and recommend appropriate engineering studies to monitor the presence or absence of these materials.

Americans with Disabilities Act (ADA)

“T.B. HARRIS, JR. & ASSOCIATES has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA), which became effective January 26, 1992. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since T.B. HARRIS, JR. & ASSOCIATES has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.”

Land Sales

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY UNIT**

COMPARABLE NO: 1

Date: 12/20/20 **Deed Book:** 008230 **Page:** 01282 **Stamps:** \$430 **County:** Guilford
219

Grantor: Combs Group LLC **Grantee:** H&L Voyager Properties LLC

Location: 7603 NC HIGHWAY 68 N Oakridge, NC

Sales Price: \$215,000 **Confirmed by (Name):**

Financing: Cash to Seller

Condition of Sale and Reason Bought/Sold: Arm's Length

Present Use: Vacant Land **Zoning:** Comm

Highest and Best Use: Commercial Use

Size: 0.95 **Shape:** Rectangular **Topography:** level

Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared

Soil Type: **Drainage:** **Available Utilities:** All

Access: Haw Road **Frontage:** 210 Along Haw Road

Improvements: Vacant at Sale

Lessor: **Lessee:**

Rentable Area: **Rent:** **V & C:** **Expenses:** **Term:**

Unit Price: \$226,316/Acre **Tax ID:** 7809-77-3472

Other Pertinent Information:



Taken by: Allan Reich

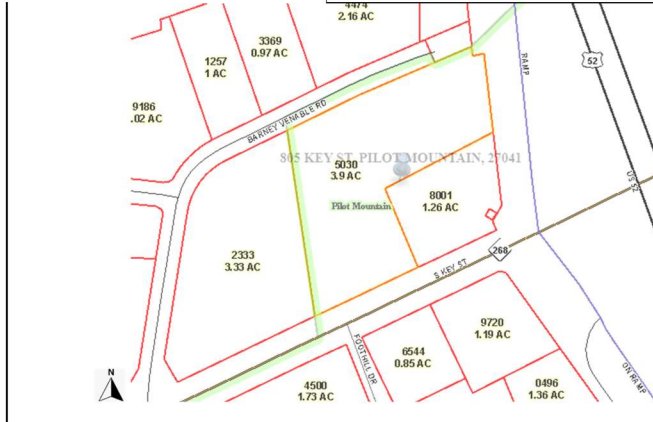
Date Inspected: 5/29/2024

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY UNIT**

COMPARABLE NO: 2

Date: 10/14/20 **Deed Book:** 01784 **Page:** 1068 **Stamps:** \$0.00 **County:** Surry
21
Grantor: 805 S KEY STREET, LLC **Grantee:** CIRCLE K STORES INC.
Location: 805 S Key St, Pilot Mountain NC
Sales Price: \$1,0420,000 **Confirmed by (Name):**
Financing: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's Length
Present Use: Vacant Land **Zoning:** GB
Highest and Best Use: Commercial Use
Size: 3.9 AC **Shape:** Ireegular **Topography:** level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: **Drainage:** **Available Utilities:** All
Access: S Key St **Frontage:** 280 Along S Key St
Improvements: Vacant at Sale
Lessor: **Lessee:**
Rentable Area: **Rent:** **V & C:** **Expenses:** **Term:**
Unit Price: \$267,179/Acre **Tax ID:** 596505195030

Other Pertinent Information:



Taken by: Allan Reich

Date Inspected: 5/29/2024

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY UNIT**

COMPARABLE NO: 3

Date: 11/22/2022 **Deed Book:** 003729 **Page:** 02570 **Stamps:** \$1,100.00 **County:** Forsyth

Grantor: 3735 REYNOLDA ROAD LLC **Grantee:** PATELLA, VIRGINIA S

Location: 3735 Reynolda Rd, Winston Salem NC

Sales Price: \$550,000 **Confirmed by (Name):**

Financing: Cash to Seller

Condition of Sale and Reason Bought/Sold: Arm's Length

Present Use: Vacant Land **Zoning:** HB

Highest and Best Use: Commercial Use

Size: 1.74 AC **Shape:** Irregular **Topography:** level

Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared

Soil Type: **Drainage:** **Available Utilities:** All

Access: Reynalda St **Frontage:** 300 Along Reynalda Rd

Improvements: Vacant at Sale

Lessor: **Lessee:**

Rentable Area: **Rent:** **V & C:** **Expenses:** **Term:**

Unit Price: \$316,092/Acre **Tax ID:** 6808-90-6075




Other Pertinent Information:



Taken by: Allan Reich

Date Inspected: 5/29/2024

Appraiser Licenses

 NORTH CAROLINA APPRAISAL BOARD		
APPRAISER QUALIFICATION CARD		
REGISTRATION / LICENSE / CERTIFICATE HOLDER		
SAIMIR OGRANAJA		
23	A9268 APPRAISER NUMBER	L TYPE
		Y NATIONAL REGISTRY
 Appraiser's Signature		 Executive Director
EXPIRES JUNE 30, 2024		

 NORTH CAROLINA APPRAISAL BOARD		
APPRAISER QUALIFICATION CARD		
REGISTRATION / LICENSE / CERTIFICATE HOLDER		
ALLAN E REICH		
23	A6368 APPRAISER NUMBER	G TYPE
		Y NATIONAL REGISTRY
 Appraiser's Signature		 Executive Director
EXPIRES JUNE 30, 2024		

Appraiser Qualifications

QUALIFICATIONS OF THE APPRAISER

Saimir Ogranaja

T.B. Harris, Jr. & Associates
1125 E. Morehead Street, Ste. 202
Charlotte, North Carolina 28204
(704) 334-4686

RELATED EXPERIENCE

- **T.B. Harris, Jr. & Associates** Charlotte, North Carolina
Licensed Residential Real Estate Appraiser performing research analysis and assistance for commercial real estate projects involving market and highest and best use studies.
- **ZeMi Designs**
Measuring and photographing homes, commercial buildings, hotels, and resorts; rendering images and animations using AutoCad Suite, Revit, Lumion, and other 3D technology.
Worked with Realtors, Architects, and other partners in the construction industry.
- **McNamara & Company**
Measurement specialist responsible for providing measurement and photography services.
- **Mainstream Appraisals, LLC**
Residential Real Estate Appraiser providing valuations, appraisal review, manufactured home inspections for insurance purposes, draw inspections for construction loans and various other residential appraisal services.

EDUCATION AND CREDENTIALS

- **Penn Foster**
Scranton, PA

AFFILIATIONS AND ACTIVITIES

- **North Carolina Appraisal Board Association Membership**
North Carolina Licensed Residential Real Estate Appraiser A9268

QUALIFICATIONS OF THE APPRAISER

Allan E. Reich

T.B. Harris, Jr. & Associates
1125 E. Morehead Street, Ste. 202
Charlotte, North Carolina 28204
(704) 334-4686

EDUCATION AND CREDENTIALS

- **Appalachian State University**
Bachelor's Degree in Business Administration, 2001
- **NC School of Real Estate Education, Inc. / Central Piedmont Community College**
 - Commercial Real Estate Appraisal Courses G-1, G-2 & G-3
Courses include: Introduction to Income Capitalization (2004)
Advanced Income Capitalization Procedures (2006)
Applied Income Property Valuation (2006)
- **American School of Real Estate Appraisal**
 - Introductory Real Estate Appraisal Courses R-1, R-2, R-3 & USPAP
Courses include: Introduction to Real Estate Appraisal (2003)
Valuation Principles and Procedures (2003)
Applied Residential Property Valuation (2003)
Uniform Standards of Professional Appraisal Practice (2003)

AFFILIATIONS AND ACTIVITIES

- **Association Memberships**
 - Candidate for Designation, Appraisal Institute
 - North Carolina Certified General Real Estate Appraiser, License No. A6368
 - South Carolina Licensed Appraiser, License No. L 5772
 - Urban Land Institute (ULI) Young Leader, February 2005

RECENT/RELEVANT COURSE WORK

The Basics of Expert Witness for Commercial Appraisers	May 2023
Construction Details: From Concept to Completion	April 2023
Cost Approach and Land Valuation	April 2023
National USPAP Update	May 2022
Uniform Appraisal Standards for Federal Land Acquisitions	May 2021
Eminent Domain and Condemnation	May 2021
Fall 2018 Real Estate Valuation Conference	September 2018
Advanced Income Capitalization	August 2018
National USPAP Update	May 2018
NC Supervisor/Trainee Course	July 2017
Oddball Appraisals	May 2017
Advanced Concepts & Case Studies	January 2015
Report Writing	June, 2012
Appraisal Case Law III	May, 2011

7-Hour National USPAP	February, 2011
Analyzing Tenant Credit Risk	January, 2011
Introduction to Valuation for Financial Reporting	October, 2009

RELATED EXPERIENCE

- **T.B. Harris, Jr. & Associates** Charlotte, North Carolina
January 2003-Present – NC/SC General Certified Real Estate Appraiser participating in all aspects of the appraisal process, concentrating in multifamily, mixed-use, multi-tenant office and retail, industrial and golf related property types.
- **Auto Owners Insurance Company.** Charlotte, North Carolina
August 2001 – January 2003 – Certified Independent Firm Adjuster, with a concentration in Auto and Property claims. Handled both personal and commercial lines with the assistance of the Boeck estimating system.

APPRAISAL EXPERIENCE

Apartment Complexes
Childcare Facilities
Churches
Condemnation Cases
Condominiums (Office and Flex)
Convenience Stores
Drugstores
Fast-Food Restaurants
Golf Courses
Industrial Properties
Institutional Properties
LEED Specialization
Medical Office Properties
Mini-Storage Facilities
Mixed-Use Properties
Office Properties
Restaurants
Retail Buildings
Shopping Centers
Service Stations
Townhouse Complexes
Vacant Land
Veterinary Clinics

CLIENTELE

Attorneys, Investors, and Individuals
Atrium Health
Bank of America
Bank of the Ozarks
Capmark Finance
Catawba Land Conservancy
Charlotte Douglas International Airport

Char/Meck Board of Education
City of Charlotte
Duke Energy Company
Fifth Third Bank
First Capital
GVA Lat Purser & Associates Incorporated
Lincoln Harris
North Carolina Department of Transportation
PNC
Regions Bank
South State Bank
Wells Fargo Corporation



Real Property Appraisers and Consultants
1125 E. Morehead Street, Ste. 202, Charlotte, North Carolina 28204
704-334-4686 www.tbharrisjr.com

MEMORANDUM

TO: Mayor and Board of Commissioners
FROM: Michael Boaz, Town Manager/Finance Officer
DATE: June 6, 2024
RE: June 2024 Manager's Report

- Just as a reminder, I will be out of the office from June 24-July 8. I will have limited internet and cell phone access and so Holly will be serving as Acting Town Manager during my absence.
- I am very happy to announce that Andy Goodall will be joining the Town on a full-time basis starting July 1. Andy will be the new Director of Planning and Community Development. This department will house the planning, community development, code enforcement, main street, and code enforcement operations.
- We expect the new website to launch on July 10. This site will have a number of new capabilities, but the most significant one is that it will allow residents to create an account and sign up for the updates, messaging, and other information they would like to receive from the Town. This account will also be used for the new software for buying memberships at the rec center, signing up for classes and youth sports, and reserving rentals. We encourage everyone to use this new feature. This new software will roll out later this summer.
- At this point in time, the County budget includes money to help replace the elevator at the library. It does not include any of the funding that was requested for soccer field and baseball field 4 work at the ACC.

PROJECT UPDATES

1. Streetscape Project: No funding was provided in the State budget. We are working on backup plans to obtain funding.
2. WWTP & Pump Station Project: Work is complete.
3. 2022 Collection System Project: Design has been approved. We are working to acquire the final easements for the project and will be out to bid in the next 60 days.
4. 2022 Distribution System Project: Bids have been awarded and final funding will be accepted at tonight's meeting.
5. WWTP Rehab Phase 2: The design is underway.
6. 2022 Water AIA Project: We decided not to install the district meters for this project and are revamping the leak detection portion of the program.

Surry County 911 Communications
139 Dobson Church of Christ Rd Dobson , NC 27017

CFS By Department - Select Department By Date
For PILOT MOUNTAIN PD 05/01/2024 00:00 - 05/31/2024 23:59

PILOT MOUNTAIN PD	Count	Percent
911 HANGUP	2	0.53%
ACCIDENT CHECK	1	0.26%
ACCIDENT PD	7	1.84%
ACCIDENT TRACTOR TRAILER	1	0.26%
ALARM BANK	1	0.26%
ALARM BUSINESS	5	1.32%
ALARM OTHER	1	0.26%
ALARM RESIDENTIAL	4	1.05%
ALARM SCHOOL	1	0.26%
ANIMAL PROBLEM	3	0.79%
B&E RESIDENCE	1	0.26%
B&E VEHICLE	2	0.53%
C&R DRIVER	2	0.53%
CHECKPOINT	7	1.84%
CIVIL DISTURBANCE	10	2.63%
COMMUNICATING THREATS	1	0.26%
COMMUNITY SERVICE	1	0.26%
CVA D	1	0.26%
DIRECT TRAFFIC	1	0.26%
DOMESTIC	3	0.79%
ESCORT FUNERAL	2	0.53%
ESCORT MONEY	1	0.26%
FOLLOW UP	21	5.53%
FRAUD	3	0.79%
HIT & RUN PD	1	0.26%
HIT CONFIRMATION	1	0.26%
IMPROPERLY PARKED VEHICLE	2	0.53%
INJURY D	1	0.26%
INTOXICATED DRIVER	1	0.26%
LARCENY BUSINESS	3	0.79%
LARCENY OTHER	2	0.53%
LIVESTOCK IN HIGHWAY	1	0.26%
MENTAL SUBJECT	1	0.26%
MISCELLANEOUS	9	2.37%
MISSING PERSON	2	0.53%
NOISE COMPLAINT	3	0.79%
OPEN DOOR	1	0.26%
PROPERTY DAMAGE	1	0.26%
PROPERTY RECOVER	1	0.26%
PUBLIC SERVICE	49	12.89%
SATURATION PATROL	17	4.47%
SCAM	1	0.26%

PILOT MOUNTAIN PD	Count	Percent
SCHOOL TRAFFIC	27	7.11%
SECURITY CHECK	111	29.21%
SERVE WARRANT	1	0.26%
SERVICE CALL	2	0.53%
SPECIAL ASSIGNMENT OFF DUTY	2	0.53%
STOLEN VEHICLE	2	0.53%
STRANDED MOTORIST	2	0.53%
STRUCTURE FIRE	1	0.26%
SUSPICIOUS ACTIVITY	2	0.53%
SUSPICIOUS PERSON	4	1.05%
SUSPICIOUS VEHICLE OCCUPIED	3	0.79%
SUSPICIOUS VEHICLE UNKNOWN	1	0.26%
SUSPICIOUS VEHICLE UNOCCUPIED	1	0.26%
TRAFFIC STOP	26	6.84%
TRAINING	4	1.05%
TRESPASS	4	1.05%
UNLOCK VEHICLE	3	0.79%
WELFARE CHECK	5	1.32%
Total Records For PILOT MOUNTAIN PD	380	Group/Total 100.00%
Total Records		380

Zoning Permit Applications

Applications For the Date Range 05/01/2024 Thru 05/31/2024

#	Reference #	Application Type	Property Address	Block	Lot	Owner Name	Date Entered	Date Issued
STATUS: APPROVED								
1	Z-2024-0020	RESIDENTIAL - NEW CONSTRUCTION	230 CLUB HOUSE DR			HUNTER ROBERT DUSTIN	05/06/2024	05/17/2024
2	Z-2024-0021	RESIDENTIAL - NEW CONSTRUCTION	215 CRESTWOOD DR			MCKINNEY MICHAEL	05/07/2024	05/08/2024
3	Z-2024-0022	RESIDENTIAL - ACCESSORY STRUCTURE	521 BUTLER ST			DOUGAN MARY & RANDY	05/16/2024	05/17/2024
4	Z-2024-0023	NON-RESIDENTIAL - REMODEL/UP-FIT	108 S DAVIS ST			ALEA INVESTMENT PROPERTIES	05/17/2024	05/17/2024
5	Z-2024-0024	RESIDENTIAL - ACCESSORY STRUCTURE	313 W MAIN ST			PARRISH ANGELA DEEN	05/28/2024	05/30/2024
5	TOTAL APPROVED APPLICATIONS							
5	TOTAL APPLICATIONS THIS REPORT PERIOD							

General Services Work Order Applications

Applications For the Date Range 05/01/2024 Thru 05/31/2024

#	Reference #	Requesting Dept.	Job Type	Location	Description	Date Entered	Date Issued	Days Open
STATUS: CLOSED								
1	JOB-2024-00130	DPW	GARBAGE/RECYCLING	813 SUNSET DR	REPLACE DAMAGED GARBAGE CART	5/2/2024	5/13/2024	11
2	JOB-2024-00132	DPW	INSPECTION	703 E 52 BYPASS	LOW WATER PRESSURE	5/2/2024	5/2/2024	0
3	JOB-2024-00133	DPW	HOLIDAY	MAIN STREET	HANG BANNERS & ELECTRICAL BOXES	5/2/2024	5/13/2024	11
4	JOB-2024-00131	DPW	FACILITIES REPLACE TRASH CAN	502 S KEY ST	REPLACE TRASH CAN	5/2/2024	5/13/2024	11
5	JOB-2024-00129	DPW	GARBAGE/RECYCLING	358 CRESTWOOD DR	REPLACE GARBAGE & RECYCLE CART	5/2/2024	5/13/2024	11
6	JOB-2024-00135	DPW	OTHER	CEMETERY SECTION H	MARK PLOT H115 FOR SERVICE ON 5/4/24. GARY HUDSON	5/3/2024	5/3/2024	0
7	JOB-2024-00134	DPW	GARBAGE/RECYCLING	401 BUTLER STREET	REPLACE DAMAGED GARBAGE CART	5/3/2024	5/13/2024	10
8	JOB-2024-00137	DPW	OTHER	705 OLD BARN CR	LOCATE WATER METER SO REPAIR CAN TAKE PLACE INSIDE HOME	5/7/2024	5/13/2024	6
9	JOB-2024-00140	DPW	OTHER	210 MARION ST	REPLACE TWO TRASH CANS	5/8/2024	5/13/2024	5
10	JOB-2024-00138	DPW	OTHER	CEMETERY SECTION J	MARK PLOT J263 ON THURSDAY	5/8/2024	5/8/2024	0
11	JOB-2024-00139	DPW	INSPECTION	506 DODSON MILL RD	CALLER ADVISED 2 MANHOLE COVERS ARE OFF AND SOMETHING IS COMING OUT OF THEM. PER AK	5/8/2024	5/8/2024	0
12	JOB-2024-00141	DPW	HOLIDAY	MAIN STREET	PICK UP BARRICADES, GARBAGE CANS AND EMPTY OVERFLOWING CANS ON MAIN STREET	5/13/2024	5/15/2024	2
13	JOB-2024-00142	DPW	OTHER	226 LOLA LN UNIT 206	CHECK METER #1800126691. STILL SHOWING 370 GPH CUSTOMER CANNOT FIND LEAK AND WOULD LIKE TO SPEAK TO BRANDON ABOUT A FAUCET OUTSIDE. KELLEY TINDALL 919-656-2043	5/14/2024	5/14/2024	0
14	JOB-2024-00143	DPW	INSPECTION WATER METER	123 LYNCHBURG RD	CUSTOMER THINKS THERE IS SOMETHING WRONG WITH HIS METER. IT'S REGISTERING USAGE AND HE'S NEVER HOME. A NEW METER WAS PUT IN ON 5/24/23 #2300036896	5/15/2024	5/28/2024	13
15	JOB-2024-00144	DPW	OTHER	524 W MAIN ST	TURN WATER OFF ON FRIDAY, MAY 17. METER #1700027415	5/16/2024	5/28/2024	12
16	JOB-2024-00147	DPW	OTHER	VARIOUS LOCATIONS	RE-READS FOR JUNE BILLING	5/20/2024	5/20/2024	0
17	JOB-2024-00146	DPW	OTHER	VARIOUS	PLEASE REMOVE ALL LARGE SIGNS ADVERTISING RODEO IN KING. ONE LOCATED AT N KEY/OLD 52, ONE AT W MAIN/OLD 52, AND ONE ON S KEY.	5/20/2024	5/28/2024	8
18	JOB-2024-00150	DPW	OTHER	524 W MAIN ST	TURN WATER ON	5/22/2024	5/28/2024	6
19	JOB-2024-00151	DPW	OTHER	108 S ACADEMY ST	GET READING FOR METER #1700026798. NOT READING IN SENTRYX	5/24/2024	5/29/2024	5
20	JOB-2024-00153	DPW	OTHER	CEMETERY SECTION G	MARK PLOT G609 LINDA C EDWARDS	5/28/2024	5/28/2024	0
21	JOB-2024-00152	DPW	OTHER	VARIOUS LOCATIONS	DISCONNECT FOR NON-PAYMENT - 38 ACCOUNTS	5/28/2024	5/29/2024	1
21	TOTAL CLOSED APPLICATIONS							

General Services Work Order Applications

Applications For the Date Range 05/01/2024 Thru 05/31/2024

#	Reference #	Requesting Dept.	Job Type	Location	Description	Date Entered	Date Issued	Days Open
STATUS: NEW								
1	JOB-2024-00145	DPW	GARBAGE/RECYCLING	258 S BOYLES ST	REPLACE DAMAGED GARBAGE CART	5/17/2024		0
2	JOB-2024-00148	DPW	OTHER	409 S STEPHENS ST UNIT 4	TURN WATER OFF FOR FINAL. METER 1700027592	5/20/2024		0
3	JOB-2024-00149	DPW	OTHER	100 THOMPSON DR	REPLACE TRASH CAN	5/20/2024		0
4	JOB-2024-00155	DPW	OTHER	618 E 52 BYPASS	NO WATER PRESSURE - ACROSS FROM DG MARKET	5/28/2024		0
5	JOB-2024-00154	DPW	GARBAGE/RECYCLING	501 E MAIN ST	REPLACE DAMAGED CART AGAIN	5/28/2024		0
6	JOB-2024-00156	DPW	GARBAGE/RECYCLING	258 S BOYLES ST	REPLACE TRASH CAN	5/29/2024		0
7	JOB-2024-00157	DPW	OTHER	215 CLUB HOUSE DR	CHECK METER FOR LEAK	5/30/2024		0
8	JOB-2024-00158	DPW	GARBAGE/RECYCLING	200 DEPOT ST	REPLACE TRASH CAN	5/31/2024		0
8	TOTAL NEW APPLICATIONS							
29	TOTAL APPLICATIONS THIS REPORT PERIOD							

Concern Report

	Reference #	Status	Date Entered	Description of Concern
	Concern Type		Date Closed	
	Concern Address		Days to Resolve	
1	RAC-2024-00010	NEW	05/02/2024	HOME VACANT FOR OVER 10 YEARS. NO WATER/SEWER/ELECTRIC SERVICE. HOLE IN THE ROOF.
	ABANDONED BUILDING/HOME			
	513 BUTLER ST		33	
2	RAC-2024-00011	NEW	05/13/2024	TALL GRASS
	205 S KEY ST		22	
3	RAC-2024-00012	IN PROGRESS	05/13/2024	A MAN HAS BEEN SEEN PEAKING INTO MY WINDOWS AND TRYING TO GET INSIDE MY HOME. THIS IS THE 2ND TIME THIS HAS HAPPENED THIS MONTH WITH MULTIPLE PEOPLE SEEMED TO BE INVOLVED. PREVIOUS INCIDENT WAS REPORTED TO POLICE. THIS TIME, I WAS ABLE TO SPEAK WITH THE MAN BRIEFLY THROUGH SECURITY CAMERAS. HE CLAIMED TO OWN A LAWN MOWING BUSINESS AND KNOWS THE NEIGHBORS, WHICH I DON'T BUY. HE IS SEEN WITH TATTOOS AND A VAPE. SEE PHOTOS ATTACHED. PLEASE CONTACT ME AS SOON AS POSSIBLE WITH ADVICE ON HOW TO BEST GO ABOUT THIS.
	SUSPICIOUS ACTIVITY		22	
	624 E 52 BYPASS			
4	RAC-2024-00013	NEW	05/17/2024	BUSINESS SIGN IN YARD JUNK IN YARD
	518 BUTLER ST		18	

**MONTHLY STATUS REPORT OF
OPERATION FOR THE PILOT MOUNTAIN
WASTEWATER TREATMENT PLANT**

MONTH: April

YEAR: 2024

OPERATIONS:

MILLION GALLONS OF WATER TREATED	4.740	PERMIT LIMIT MGD	.500
AVERAGE DAILY VOLUME TREATED	.158		
TOTAL RAINFALL	1.70		

CHEMICALS USED:

CHLORINE/BLEACH	80 Gallons
POLYMER	0 Gallons

CHEMICAL ANALYSIS:

Parameter	Permit Limits	Monthly Results
BOD	30 max. avg. monthly	2.0
TSS	30 max. avg. monthly	3.2
D.O.	5 minimum avg. daily eff.	8.07
Fecal Coliform	200 max. avg. monthly	1
Ammonia-Nitrogen	28.6 max. avg. monthly	10.5

We were in compliance with all monitoring requirements for April. The eDMR was submitted to NCDEQ on May 13th, 2024.