

City Council Resolution Creating District and Adopting District Financing Plan

The City Council for the City of Roanoke Rapids, North Carolina met in a regular meeting in the Lloyd Andrews City Meeting Hall in Roanoke Rapids, North Carolina, the regular place of meeting, at 7:00 p.m. on February 28, 2006.

Present: Mayor Drewery N. Beale, presiding, and Council Members Reggie Baird, Jon Baker, Carl Ferebee, Ernest C. Bobbitt and Ed W. Deese.

Absent: None.

Also present: Rick Benton, City Manager; Phyllis Lee, Deputy City Manager; Glynn Rollins, City Attorney; Lisa B. Vincent, City Clerk; and MeLinda Hite, Finance Director.

Mayor Beale called the meeting to order and Council Member Baird opened the meeting with prayer.

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Thereupon, Mayor Beale introduced the following resolution the title of which was read and copies of which had been distributed to each Council Member:

RESOLUTION CREATING THE CAROLINA CROSSROADS MUSIC AND ENTERTAINMENT DISTRICT AND ADOPTING A DEVELOPMENT FINANCING DISTRICT PLAN FOR SAID DISTRICT

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WHEREAS, in order to assist North Carolina local governments in economic development efforts to attract and stimulate private sector job creation and capital investors in their areas, the North Carolina General Assembly enacted Session Law 2003-403, which provided, subject to the approval of the voters, for the amendment of the North Carolina Constitution to authorize units of local government to define territorial areas for development and to borrow money to finance public improvements associated with private development projects in that area, such borrowed money to be repaid by, among other sources (such as the revenues of the public improvements), taxes levied on the incremental value of the real and taxable personal property located in the area so developed; and

WHEREAS, said Session Law 2003-403 further provided for the amendment of the economic development and local government finance laws to facilitate said financings; and

WHEREAS, in order to increase net employment opportunities in the City of Roanoke Rapids, North Carolina (the "City") and increase the City's tax base, the City desires to create a development financing district to be known as the "Carolina Crossroads Music and

Entertainment District” (the “District”), pursuant to Section 158-7.3 of the General Statutes of North Carolina (the “District Act”); and

WHEREAS, the property within the District is appropriate for the economic development of the community and does not exceed five percent of the total land area of the City; and

WHEREAS, the City has previously declared its intention to create the District and adopt a development financing district plan for the District in substantially the form of the plan description presented to the City Council at the meeting held on December 13, 2005, subject to any amendments thereto permitted by the District Act (the “Plan”); and

WHEREAS, the City intends to issue project development financing debt instruments in an amount of approximately \$21,500,000 pursuant to Article V, Section 14 of the North Carolina Constitution and Article 6 of Chapter 159 of the North Carolina General Statutes, as amended (the “Financing Act”) to finance certain of the public improvements associated with the private development projects to be located within the District, to consist of a new 45,000 square foot, 1,500 seat theater to be located in the District and to be known as the “Randy Parton Theater” (the “Theater Project”) said theater to be leased to a private party for operation;

WHEREAS, pursuant to G.S. 158-7.3(f), the City sent a copy of the Plan as presented to the City Council to the Board of Commissioners for the County of Halifax, North Carolina and said Commissioners did not, within 28 days of the date of mailing, disapprove the Plan; and

WHEREAS, pursuant to G.S. 158-7.3(g), the City sent a copy of the proposed plan to the North Carolina Secretary of Environment and Natural Resources to review and the Secretary has advised the City that he has reviewed the Plan and that no further findings of the Secretary are required; and

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WHEREAS, following notice by publication and by mailing to the owners and mailing addresses within the District and to all special districts within the District in accordance with G.S. 158-7.3(h), the City Council has held a public hearing with respect to the creation of the District and the adoption of the Plan, including the issuance by the City of project development financing debt instruments as provided in the Plan; and

WHEREAS, the City Council has determined it is in the best economic interest of the City to create said District and adopt said Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. The City hereby creates the District as set forth in the Plan and adopts the plan for development of the District as presented in final form to the City Council at the meeting at which this resolution is adopted. The District shall be within the area set forth in the Plan. The creation of the District shall not become effective until the Local Government Commission of North Carolina approves the City’s application for the issuance of project development financing debt instruments as provided in the Plan.

2. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member Baird, seconded by Council Member Baker, the foregoing resolution which includes: 1) the "Sources and Uses of Funds" document prepared by Bank of America and dated February 28, 2006; 2) Memorandum from ERA dated February 27, 2006 and 3) Final Report for "Carolina Crossroads Music & Entertainment District: Financial Plan and Economic Impacts" prepared by ERA and dated December 13, 2005 (documents attached hereto and hereby incorporated as a part of the minutes) was adopted by the following vote:

Ayes: Council Member Baird, Council Member Baker, Council Member Ferebee, Council Member Bobbitt and Council Member Deese.

Noes: None.