



## Development Finance Toolbox

Local Government Financing Tools for Community and Economic Development

UNC School of Government, Chapel Hill, NC  
**September 21-22, 2016**

### Wednesday, September 21

8:30 am – 12:30 pm

#### **Optional Pre-Course Workshop (see separate agenda)**

*NOTE: Pre-course workshop begins promptly at 8:30 am.  
To avoid interrupting the pre-course workshop while it is in progress, those who arrive after 8:30 am will be asked to wait in another room until lunch.*

12:00 pm – 12:30 pm

#### **Registration (for those who did not attend Workshop)**

12:30 pm – 1:30 pm

#### **Lunch for all program attendees (Dining Hall, first floor)**

1:30 pm – 2:00 pm

#### **Course Overview and Introduction**

C. Tyler Mulligan, Associate Professor  
UNC School of Government

2:00 pm – 4:45 pm\*

#### **Federal Development Finance Programs**

Pat Thomson  
National Development Council

- HUD
- USDA
- EPA
- EDA
- EB-5 Immigrant Investor Program
- Tax Credit Financing
- Revolving Loan Funds

*\* Breaks as determined by instructor*



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Thursday, September 22

### State and Local Development Finance Tools

8:30 am – Noon\*

#### Overview of Capital Finance for Community and Economic Development

Kara A. Millonzi, Associate Professor  
UNC School of Government

- BIDs and Other Districts
- General Obligation Bonds
- Revenue Bonds
- Special Obligation Bonds
- Installment Purchase Financing
- Project Development Financing (TIF)

\* *Breaks as determined by instructor*

Noon – 1:00 pm

Lunch

1:00 – 3:30 pm

#### Public-Private Partnerships and Local Government Participation in Private Real Estate Development Process

C. Tyler Mulligan, Associate Professor  
UNC School of Government

- Private Real Estate Development Process
- Local Government Development Powers
- Public-Private Partnerships

\* *One 10-minute break as determined by instructor*



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### Thursday - continued

3:30 – 3:40 pm

*Break*

3:40 – 4:30 pm

#### **Strategies for Attracting Private Investment for Revitalization**

Michael Lemanski, Director  
Development Finance Initiative (DFI)  
UNC School of Government

- Public-private partnerships for single site redevelopment
- Downtown development and area revitalization
- Role of local investors and developers

4:30 pm

**Adjourn**