

Capital Budgeting for Elected Officials *“How to Turn Your Dreams Into Reality”*

Friday, November 17, 2017
Chatham County Agriculture & Conference Center
1192 US Hwy 64 West Business, Pittsboro, NC

Morning

- 8:30 am Registration
- 9:00 am Instructor introductions
- 9:05 am Icebreaker: Where do I want my plaque?
- 9:20 am What you need to know about capital budgeting to understand your Finance Officer:
Overview of Capital Budgeting
- 10:05 am Break
- 10:20 am Overview of Capital Budgeting, continued

Lunch

- 11:05 am Lunch and Chatham Capital Improvement Plan (CIP) Tour
(participants will be traveling by Chatham Transit; lunch provided during tour)

Afternoon

- 1:00 pm How to turn your dream project into reality: Overview of funding capital projects
- 1:45 pm Break
- 2:00 pm Overview of Funding, continued
- 2:45 pm Break
- 3:00 pm Separate case studies for large/medium and small jurisdictions
- 4:45 pm Questions & Answers and Class Evaluation
- 5:00 pm Adjournment

**Capital Budgeting Facilities Tour
Chatham County, NC
November 17, 2017**

Facilities Descriptions, Financing Details, Challenges & Solutions

Chatham County Agriculture & Conference Center

- 35,000 sf
- Opened January 2017
- One-stop-shop for agriculture and forestry services (also houses state and federal agencies)
- Includes conference space, including a 6,000 sf exhibit hall and four meeting rooms
- Located on the campus of Central Carolina Community College
- Location decision was a major issue. Siler City wanted the project, but Pittsboro is more centrally located and is also where other county offices are housed.
- Received a \$1.4 bond premium when financed
- A future phase is planned for a livestock arena. The county's goal is to use private donations to fund this phase.

Chatham County Detention Center

- 60,000 sf
- Opened May 2015
- State of the art design with central observation and monitoring point; also designed for direct supervision. Facility features fully enclosed sally port, epoxy floors, and indoor exercise areas.
- Visited several recently constructed jails in the state and incorporated design features that were favorable.
- Mid-project election changes led to financing delays.
- Built for 133 beds, opened with 100 beds; shelled for two additional cell blocks.
- Core spaces (kitchen, laundry, medical) built and site designed to double the capacity of the jail
- Site was a major point of contention. It should have been built with justice center, but the site was not large enough without building a multi-story jail and separate kitchen. Expansion opportunities would have been severely limited.
- Required a 5-mile run of force main sewer, which opened up the ability to do additional projects at the county's "public works" area, including a joint county-school bus garage and expanded animal shelter.

Joint County/School Bus Garage

- 33,196 Sf
- Opened May 2016
- Joint garage project with schools and county, believed to be the first such project in the state.
- Partnership was worth it—both entities had very outdated facilities; but it was WORK. Department of Public Instruction has many regulations that had to be sorted through. Near the end of the project, an issue with State Retirement System nearly collapsed the project.
- All employees work for school system.
- County reimburses for county employees, who must be separate; also reimburses cost of parts, proportionate share of utilities and maintenance, plus an administrative fee.
- One main benefit has been to create a fuel source for emergencies, which the county lacked. 20,000 gallons diesel, 20,000 gallons of gas.
- At the time the county was obtaining financing, the Legislature passed legislation that prohibited the use of lottery funds as pledge for school debt.