



Development Finance Toolbox

Local Government Financing Tools for Community and Economic Development

UNC School of Government, Chapel Hill, NC
December 11-12, 2018

Tuesday, December 11

8:30 am – 12:30 pm

Pre-Course Workshop (included with course fee at no extra charge, 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

KC George
National Development Council

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

** Breaks as determined by instructor*



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Wednesday, December 12

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 Role 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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Wednesday - continued

3:30 – 3:40 pm

Break

3:40 – 4:55 pm

Negotiating Public-Private Partnerships with Developers

Rory Dowling
Development Advisor, DFI
UNC School of Government

- Local government role in predevelopment
- Using development finance tools to make projects possible
- How analysis supports negotiation of development deal points

5:00 pm

Adjourn