WAYNECOUNTY
NORTH CAROLINA

Wayne County, North Carolina
Board of Commissioners

January 20, 2026
224 E. Walnut Street
Courthouse 4th Floor
Goldsboro, NC 27530

MINUTES

PLEASE SILENCE ALL CELLPHONES

8:00 A.M. AGENDA BRIEFING

During the scheduled briefing and prior to the regularly scheduled meeting, the Board of Commissioners held an advertised briefing session to discuss the items of business on the agenda.

The briefing began at 8:08 a.m. with Chairman Joe C. Daughtery reviewing the agenda.

County Manager Chip Crumpler added Budget Amendments #226 and #231 and notices for two public hearings on February 17, 2026, for Scout Limited, INC., and Goshen Engineering to the Consent Agenda.

Finance Director Angie Boswell reviewed the budget amendments and answered questions from the Board.

County Attorney Andrew Neal reviewed the public hearing for Rosewood Elementary and Middle School Funding, the Resolution for the Industrial Development Fund, and the Memorandum of Understanding with North Carolina Railroad.

County Manager Chip Crumpler reviewed the public hearing notices for Scout Limited, INC. and Goshern Engineering.

Members Present: Chairman Joe C. Daughtery, Vice-Chairman Chris Gurley, Barbara Aycock, Tim Harrell, Joe Democko, and Antonio Williams.

Members Absent: Bevan Foster.

At 8:32 a.m., Chairman Joe C. Daughtery recessed the Board of Commissioners Agenda Briefing.

CALL TO ORDER - Chairman Joe C. Daughtery

The Wayne County Board of Commissioners met on Tuesday, January 20, 2026, at 09:01 AM in the Commissioners Meeting Room in the Wayne County Courthouse

Annex, Goldsboro, North Carolina, after due notice thereof had been given.

Members present: Chairman Joe C. Daughtery, Vice- Chairman Chris Gurley, Bevan Foster, Antonio Williams, Tim Harrell, Joe Democko, and Barbara Aycock.

Members absent: None

INVOCATION - Commissioner Barbara Aycock

Commissioner Barbara Aycock gave the invocation.

PLEDGE OF ALLEGIANCE - Commissioner Antonio Williams

Commissioner Antonio Williams led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

APPROVAL OF MINUTES

1. Motion to Approve the January 6, 2026, Minutes.

   Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved the Motion to Approve the January 6, 2026, Minutes.

DISCUSSION/ADJUSTMENT OF AGENDA

2. Motion to Approve the Adjusted January 20, 2026, Agenda.

   Upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously approved the Motion to Approve the Adjusted January 20, 2026, Agenda.

   Adjustments to the agenda were:

   - Add Budget Amendments #226 and #231 to the Consent Agenda.
   - Add Public Hearing Notice for February 17, 2026, for Scout Limited to #13 on the Consent Agenda.
   - Add Public Hearing Notice for February 17, 2026, for Goshen Engineering to #14 on the Consent Agenda.

SPECIAL PRESENTATIONS

3. Motion to Adopt Resolution #2026-1: A Resolution Honoring the 2025 Charles B. Aycock High School Soccer team.

   Commissioner Bevan Foster read Resolution #2026-1: A Resolution Honoring the 2025 Charles B. Aycock High School Soccer team and recognized the team.

   Upon motion of Commissioner Bevan Foster, the Board of Commissioners unanimously approved the Motion to Adopt Resolution #2026-1: A Resolution Honoring the 2025 Charles B. Aycock High School Soccer team, attached hereto as Attachment A.

   Coach Richard Huff thanked the board for recognizing the team and discussed the hard work the team put in to get to 23-0 before the finals.

4. Presentation by the Saving Union Station Team - Julie Metz

Julie Metz introduced the Saving Union Station team, Mark Metzler, who could not attend, Doug McGrath, John Peacock, Erin Fonseca, and Adrian and Selena Worrell, and gave an update on the Saving Union Station efforts and presented a PowerPoint, attached hereto as Attachment B.

Metz stated the Saving Union Station team reached their goal of $750,000 with a $612,500 grant. Chairman Joe C. Daughtery stated questions were raised about the funding being raised by a grant instead of private donations and asked for consideration from the board about the terms of their original agreement. Commissioner Williams suggested the board move ahead with the support for Saving Union Station and the $375,000 contribution from the County. Commissioner Tim Harrell asked to review the original motion and agreement that the Board passed for clarification. Clerk to the Board, Carol Bowden, read the previous minutes, and the board discussed the intent.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved to grant the Saving Union Station the $375,000 contribution and appropriate budget amendment.

5. Presentation by Danna Layne of the 2024-2025 Audit for Wayne County

Danna Layne gave a presentation on the 2024-2025 audit and answered questions from the board, attached hereto as Attachment C.

Chairman Joe C. Daughtery praised the finance team for a job well done.

APPOINTMENT COMMITTEE

6. Motion to Appoint David Aycock, replacing Curtis Stafford; Yvonnia Moore, replacing Charlie Ward; Mike Acree, replacing Craig Foucht; and Delvisha Faison, replacing Randy Gray to the Wayne County Planning Board

Upon motion of Commissioner Joe Democko, the Board of Commissioners unanimously approved to Appoint David Aycock, replacing Curtis Stafford; Yvonnia Moore, replacing Charlie Ward; Mike Acree, replacing Craig Foucht; and Delvisha Faison, replacing Randy Gray to the Wayne County Planning Board.

9:30 A.M. PUBLIC HEARING

7. To receive public comments on the sale of 31.48 acres in ParkEast Industrial Park (Lot 7A) as part of Project Light for $40,000 an acre.

At 10:10 a.m. Chairman Joe C. Daughtery opened the Public Hearing to receive public comments on the sale of 31.48 acres in ParkEast Industrial Park (Lot 7A) as part of Project Light for $40,000 an acre.

County Attorney Andrew Neal reviewed the Project. He stated that the board originally listed the property at $50,000 per acre but reduced it to $40,000 per acre as an incentive.

No one presented themselves for public comments.

At 10:13 a.m., Chairman Joe C. Daughtery closed the public hearing.

Upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously approved to enter into a purchase agreement for $40,000 an acre and terminate an agreement with WCDA. The public hearing notice is attached hereto as Attachment D.

UNFINISHED BUSINESS

8. Discussion of EMS Station #12 by Insight Consulting Group.
   EMS Director Dave Cuddeback presented a brief timeline of the events for EMS Station 1#2 and the grant process. Shycole Simpson-Carter, Director of Economic and Community Development with Insight Consulting Group, gave a presentation on EMS Station #12, attached hereto as Attachment E, and answered questions from the board.

CONSENT AGENDA

Upon motion of Commissioner Antonio Williams, the Board of Commissioners approved the Consent Agenda, by a vote of 6 to 1, with Foster against, as detailed below.

9. Budget Amendments
   #205- Health Department/#206- Library/#207- Soil & Water/#211- DSS/#216- Finance/#218- Finance/#224- Solid Waste/#225- Maxwell Center/#226- Finance/ #231- WCPS School Project Fund

10. Motion to Establish a Public Hearing on Tuesday, February 3, 2026 at 9:15 a.m. in the Commissioners' Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, North Carolina, to receive public comments regarding a Proposed Installment Financing Agreement or Similar Financing Arrangement to Finance improvements to Rosewood Middle School and Rosewood Elementary School for the County of Wayne, North Carolina.
    Attached hereto as Attachment F.

11. Motion to approve Resolution 2026-2: A Resolution in Support of an NC Commerce Industrial Development Fund-Utility Account Application to Assist with Water Infrastructure for Team Foods USA, Inc.
    Attached hereto as Attachment G.

12. Motion to approve a Memorandum of Understanding with NC Railroad Company relating to the relocation of a water utility line in ParkEast Industrial Park.
    Attached hereto as Attachment H.

13. Motion to Establish a Public Hearing on Tuesday, February 17, 2026, at 9:30 a.m. in the Commissioners' Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, North Carolina, to receive public comments

regarding an economic incentive agreement with Scout Limited, Inc. The Board of Commissioners will consider an $8,450 incentive grant payable over three (3) years in exchange for the company's commitment to invest $455,000 in capital improvements and create 13 jobs in Wayne County. Attached hereto as Attachment I.

14. Motion to Establish a Public Hearing on Tuesday, February 17, 2026, at 9:30 a.m. in the Commissioners' Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, North Carolina, to receive public comments regarding an economic incentive agreement with Goshen Engineering. The Board of Commissioners will consider a $45,000 incentive grant payable over three (3) years in exchange for the company's commitment to invest $3,912,601 in capital improvements and create 25 jobs in Wayne County. Attached hereto as Attachment J.

COUNTY MANAGER'S REPORT

County Manager Chip Crumpler praised the finance office for their daily work on the budget and for the detailed work they do. He also recognized the department managers for their work and congratulated the Charles B. Aycock Soccer team.

BOARD OF COMMISSIONERS COMMITTEE REPORTS

Commissioner Antonio Williams discussed the Mount Olive moratorium update and stated he attended the Wayne County Chamber of Commerce Annual Dinner and the Martin Luther King Jr. Day luncheon.

Commissioner Bevan Foster also attended the Wayne County Chamber of Commerce Annual Dinner and the Martin Luther King Jr. Day Luncheon and offered condolences to Charles Wright's family. He discussed the parking lot paving at the Maxwell Center and the need to update the Courthouse parking lot.

Commissioner Tim Harrell attended the Eastern Carolina Council meeting and stated they still have an interim director. He attended the Wages board meeting and recognized their 60th anniversary this year. He expressed the concerns and potential issues with the funding and the federal budget they are facing. He met with Facilities Director Kendall Lee and County Manager Chip Crumpler regarding the Facilities Committee and ongoing projects. He asked for prayers and thoughts for Jim and Beverly Grantham, who own Grantham Hardware, and thanked all the first responders who provided mutual aid to the fire department during the recent fire. He thanked the staff and managers for their work on the audit and budget, and congratulated the Charles B. Aycock Soccer team, parents, and coaches for their hard work.

Vice Chairman Chris Gurley recognized the volunteer fire departments that helped with the Grantham fire and recognized the volunteers who offer their time to serve their communities. He congratulated the Charles B. Aycock Soccer team for their hard work. He urged county residents to be prepared for the winter storm coming this weekend and to stay off the road, as it hinders emergency responders. He congratulated Contentnea Farms on their recent grand opening on Wayne Memorial Drive.

Commissioner Aycock attended the Wayne County Chamber of Commerce Annual Dinner and congratulated the award recipients. She discussed the upcoming events she planned to attend and encouraged the board to attend ribbon-cutting ceremonies for new businesses in the county as a show of support. She praised the finance staff for a job well done on the budget. She asked whether the County could put together a list of accomplishments, as the City of Goldsboro did.

Commissioner Joe Democko thanked the commissioners for voting for him to fill the vacant At-Large position. He thanked Clerk to the Board Carol Bowden and Deputy Clerk to the Board Kayla Whitley for their help in transitioning over to the position. He thanked Wayne County for making his dreams come true.

Commissioner Joe Daughtery discussed rescheduling the budget and goals retreat scheduled for next week due to inclement weather. He highlighted the Wayne County Chamber's annual dinner and the event to honor businesses celebrating 100 or more years of service.

At 10:42 a.m. Chairman Joe C. Daughtery recessed the Board of Commissioners meeting.

WORK SESSION ON LEGISLATIVE GOALS

At 10:54 a.m., Chairman Joe C. Daughtery reconvened the Board of Commissioners meeting.

Chairman Joe C. Daughtery explained his proposal for presenting the goals to the legislators, attached hereto as Attachment K. He based the proposals on three goals for the state legislators and two for the federal legislators, as follows: Legislation to create a sewer authority, school construction assistance, 911 funding, regional sewer funding, and mission expansion for Seymour Johnson.

In discussing the Regional Sewer, Chairman Joe C. Daughtery recommended a consolidated regional and countywide system to improve efficiency and cost. Commissioner Bevan Foster asked whether Wayne County would be the only County to ask for this legislation, and Chairman Daughtery responded that he hopes to set a precedent for other counties.

Chairman Joe C. Daughtery discussed a 911 Funding Authority to assist counties with rising operational and staffing costs. He stated the goal would be to secure a dedicated funding source and reduce reliance on property taxes. Vice-Chairman Chris Gurley asked where the money was coming from and whether this would result in an additional fee for citizens. Chairman Daughtery wants the legislation to keep the money in Wayne County rather than send it to Raleigh. Vice-Chairman Gurley stated he was not in favor of adding taxes. Chairman Daughtery suggested reducing property taxes by $.03 across the board and adding $.25 per cellphone and landline to fund local 911 services.

Chairman Joe C. Daughtery discussed Zero-interest School Construction for Tier 1 counties only. He suggested the county has principal-only repayment and requested the state to cover the interest expense. Vice- Chairman Chris Gurley asked if the state would try to take the money out of the needs-based grants. Chairman Daughtery stated that this legislation would allow the county to avoid paying $30 million in interest on a $60 million loan.

Chairman Joe C. Daughtery stated that having a federal regional sewer would help preserve prime farmland, remove the primary barrier to economic development, and support environmental protection. He stated that this legislation would allow for higher family incomes, expand the local tax base, improve housing availability, and yield a higher return on federal dollars.

Chairman Joe C. Daughtery discussed additional support for the Seymour Johnson Air Force Base Mission Expansion, including mission diversification, improved base security, and regional economic stability. County Manager Chip Crumpler added a replacement for the next-generation air defense bomber to remain the 4th Fighter Wing.

Chairman Joe C. Daughtery opened the floor for discussion from the board. Commissioner Bevan Foster suggested that if other counties agree with and support these goals, it would increase the likelihood of legislative support. Commissioner Tim Harrell said he supports the 911 funding request and discussed the main funding areas from the audit that require the most support: public safety and education. He stated that as the population increases, public safety will have to as well. He shared the history of new school funding and the Defense Community Infrastructure Grant, stating that it would be a huge support, particularly for the quality of life funding. The board discussed the grant and suggested adding Federal Funding for School Construction for Tier 1 Counties with a military base to the federal legislative goals request.

At 11:47 a.m., Commissioner Bevan Foster left the meeting.

Chairman Joe C. Daughtery stated the county is at a crossroads with county-wide sewer, and without it, the County cannot grow. He stated the only way to achieve county-wide sewer is by legislation. The Board discussed their local goals, the possibility of creating a gang task force to address crime in Wayne County, and the possibility of rescheduling the goals and budget retreat.

RECESS BOARD OF COMMISSIONERS MEETING

At 12:03 p.m., Chairman Joe C. Daughtery recessed the Board of Commissioners meeting until 2:00 p.m.

2:00 P.M. - MEET WITH ALIANZA TEAM AND NC RAILROAD REPRESENTATIVES ON SITE.

At 2:00 p.m., the Board of Commissioners toured the Alianza property.

ADJOURNMENT

At 02:50 PM, Chairman Joe C. Daughtery adjourned the meeting of the Wayne County Board of Commissioners.

Attachment A

NORTH CAROLINA
WAYNE COUNTY

RESOLUTION #2026-1: A RESOLUTION RECOGNIZING THE 2025 CHARLES B. AYCOCK HIGH SCHOOL SOCCER TEAM

WHEREAS, the Charles B. Aycock High School Soccer Team has been crowned Conference Champions for the past four years; and

WHEREAS, the Charles B. Aycock High School Soccer Team had an undefeated regular season in 2025, with a 12-0 conference record and a 23-0 regular season record; and

WHEREAS, the Charles B. Aycock High School Soccer Team's only loss was in the Eastern Regionals against Western Alamance, who went on to become the state champions; and

WHEREAS, over the past four years, the Charles B. Aycock High School Soccer Team has an overall record of 80 wins, 14 losses, and 3 ties, with an overall conference record of 50 wins, 3 losses, and 1 tie; and

WHEREAS, the Charles B. Aycock Soccer Team demonstrates the very nature of hard work, teamwork, dedication, and outstanding leadership amongst the coaching staff and the student-athletes who make up this championship team.

NOW, THEREFORE BE IT RESOLVED the Wayne County Board of Commissioners recognizes the extraordinary athletic accomplishments of

THE CHARLES B. AYCOCK HIGH SCHOOL SOCCER TEAM

and shares its pride and support for the students and coaching staff.

Adopted this the 20th day of January, 2026.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

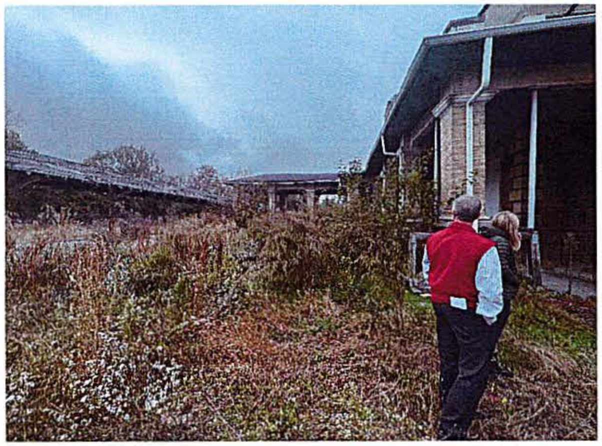
Carol Bowden
Clerk to the Board

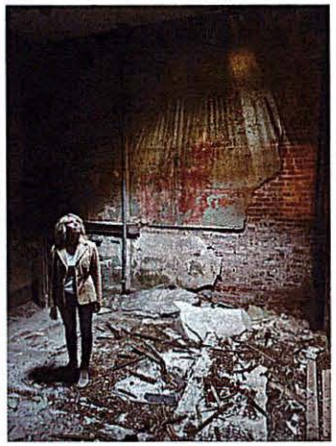
SEAL OF WAYNE COUNTY
FIAT JUSTITIA
NORTH CAROLINA

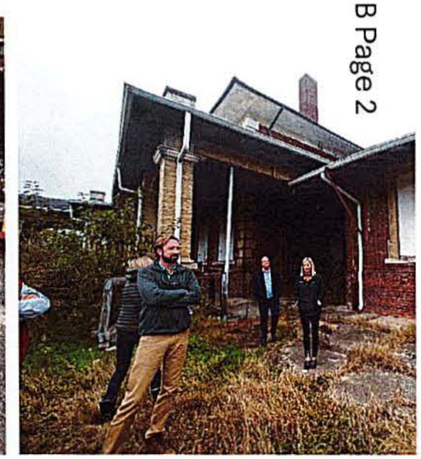
Goldsboro Union Station Updates

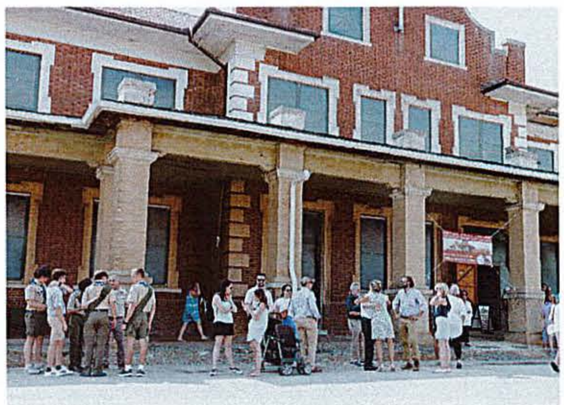
January 20, 2026

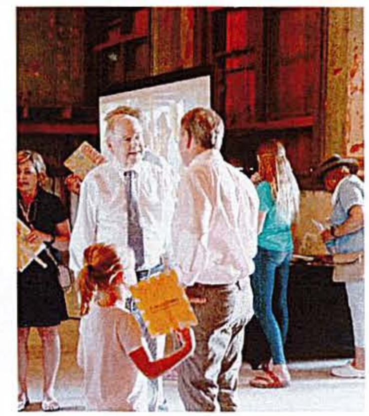
Saving Union Station Day – June 4, 2024











October 2023 to October 2025


148
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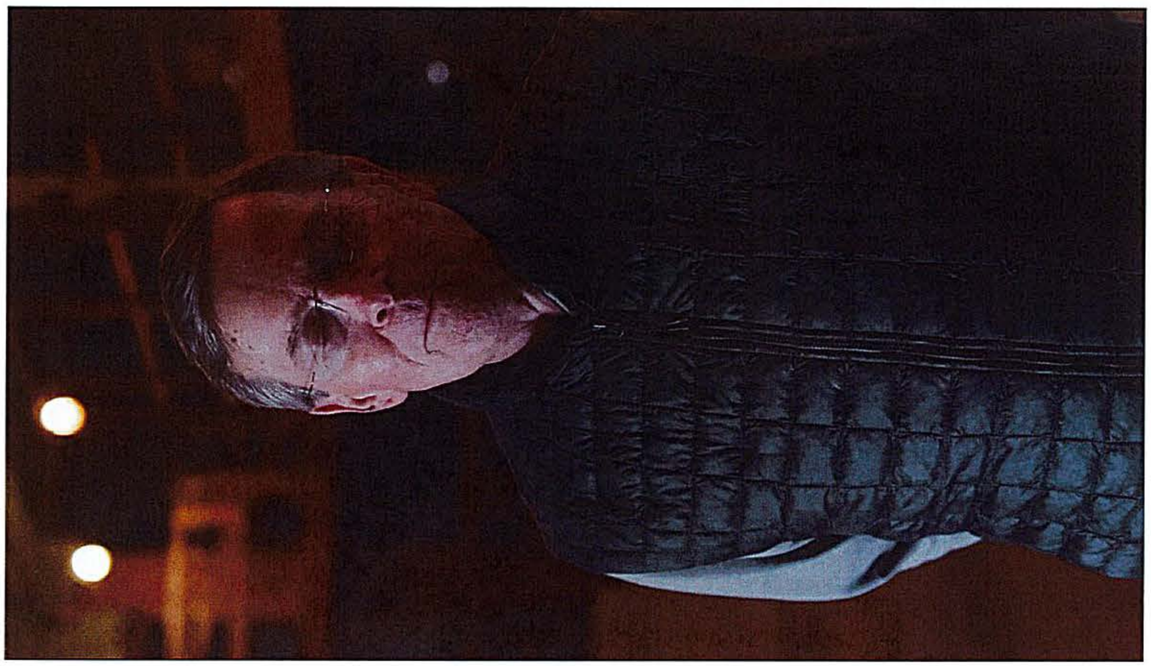
73
or a JFK or a RDU
Downtown Goldsboro · Following
Union Station has long stood as a symbol of our community's history and potential. Today we are closer than ever to launching a critical stabilization...
See more

Start




Saving
Union
Station

Saving Union Station

BUDGET:	**$1,500,000**	
City of Goldsboro:	$375,000	
County of Wayne:	$375,000	*Contingent Commitment*
	$750,000	
SUS Commitment	$750,000	
SUS RDED Grant:	$612,500	
DGDC Grant Match:	$37,500	
Donations:		

WAYNECOUNTY
NORTH CAROLINA

Audit Results Fiscal Year Ended June 30, 2025

Wayne County Audit Results

- Independent Auditors' Report
  - Unmodified opinion on Financial Statements
- Our Responsibilities
  - Opinion
  - Audit Evidence
  - Supplementary and Other Information

Management Discussion & Analysis

- Financial Highlights
- Overview of the Financial Statements
- Comparative Figures
- Budgetary Highlights
- Economic Factors and Next Year's Budgets

Wayne County, North Carolina
Balance Sheet
Governmental Funds
June 30, 2025

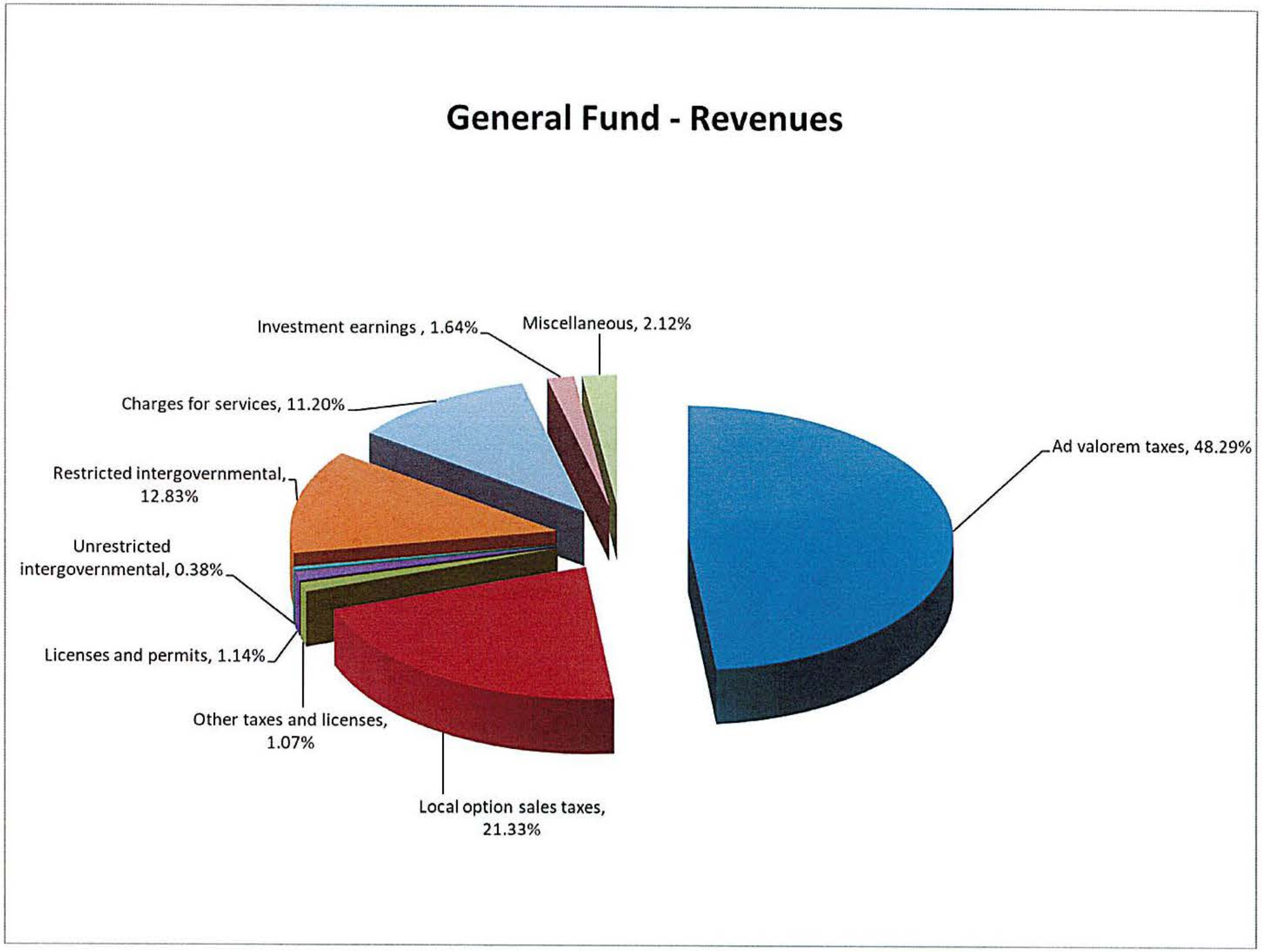
Exhibit 3

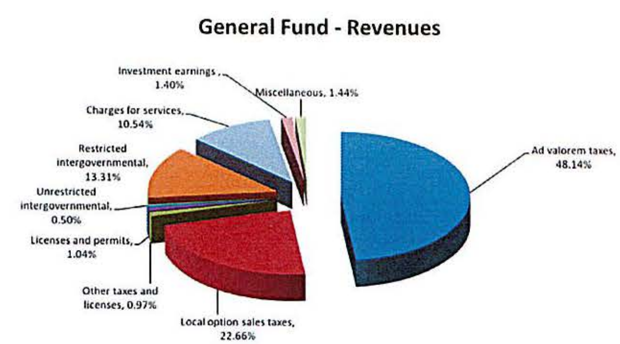
	Major
	General Fund
Assets	
Cash and cash equivalents	$ 57,883,474
Restricted cash	20,858,188
Taxes receivable, net	1,635,023
Lease receivable	144,825
Due from other governments	15,863,055
Inventories	72,014
Total assets	96,456,579
Liabilities and Fund Balances	
Liabilities:	
Accounts payable	1,290,860
Unearned revenue	100,000
Other payables	1,985,263
Total liabilities	3,376,123
Deferred Inflows of Resources	1,859,227
Fund balances:	
Restricted for:	
Stabilization by State Statute	15,923,362
Future debt payments, QSCB	13,938,538
Public schools	8,748,249
Law enforcement	133,794
Tax revaluation	334,645
Economic development	7,950,089
Grants	1,656,489
Committed for:	
Future capital projects	1,409,080
Community college	221,484
Assigned for:	
Subsequent year's expenditures	3,672,114
Unassigned	37,233,385
Total fund balances	91,221,229
Total liabilities, deferred inflows of resources, and fund balances	$ 96,456,579

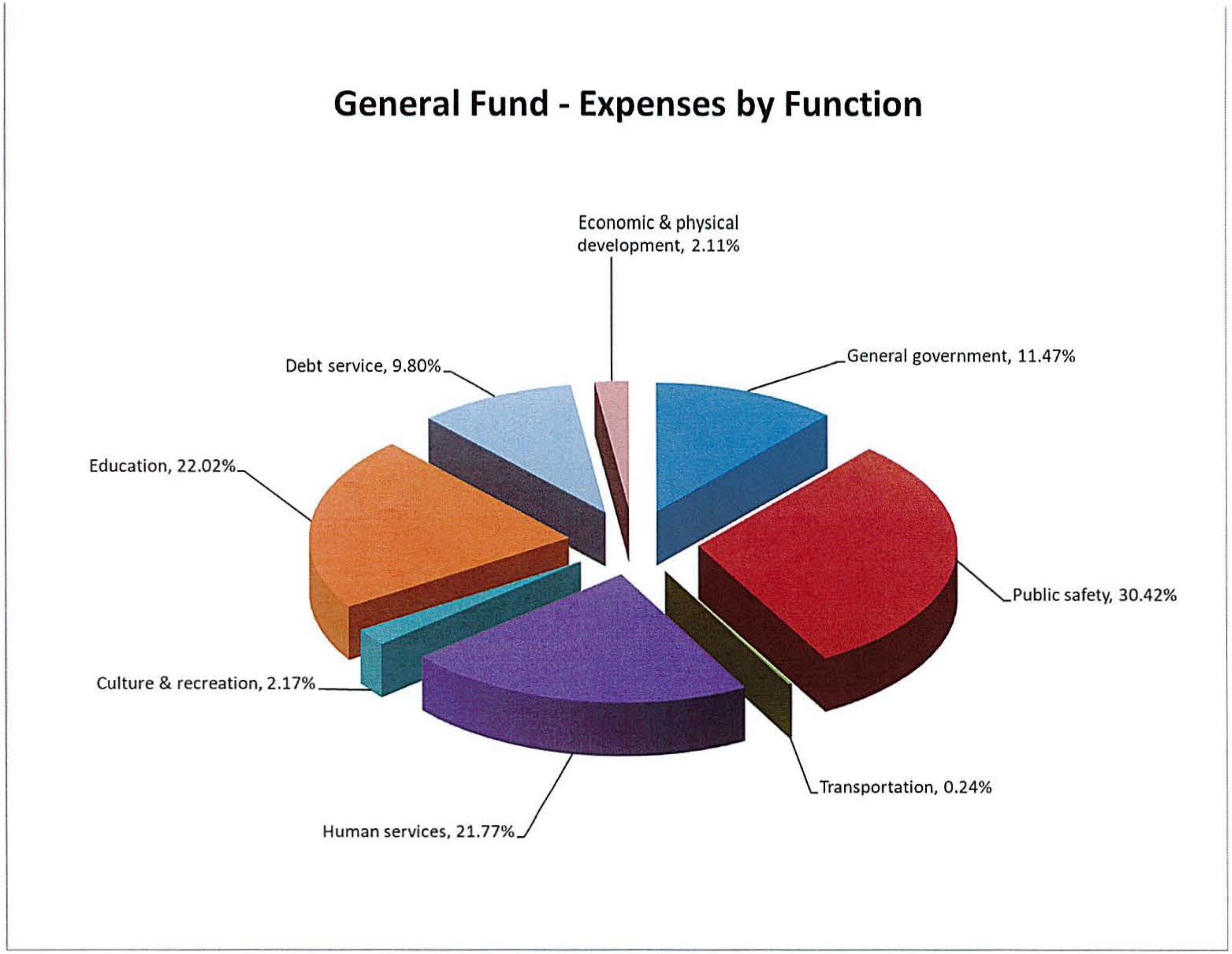
Wayne County, North Carolina
Statement of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual - General Fund
For the Year Ended June 30, 2025

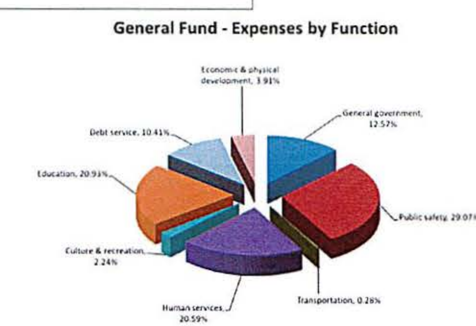
Exhibit 5	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
Revenues				
Ad valorem taxes	$ 73,733,424	$ 73,817,424	$ 75,802,091	$ 1,984,667
Local option sales taxes	32,595,436	32,595,436	33,476,285	880,849
Other taxes and licenses	1,568,328	1,661,028	1,679,475	18,447
Licenses and permits	1,537,198	1,554,332	1,792,175	237,843
Unrestricted intergovernmental	819,930	819,930	591,084	(228,846)
Restricted intergovernmental	19,978,207	27,432,481	20,137,055	(7,295,426)
Charges for services	13,206,714	14,435,274	17,583,912	3,148,638
Investment earnings	2,224,525	2,258,558	2,578,908	320,350
Miscellaneous	2,147,972	2,468,219	3,270,999	802,780
Payments from various municipalities	212,000	254,130	51,926	(202,204)
Total revenues	148,023,734	157,296,812	156,963,910	(332,902)
Expenditures				
Current:				
General government	17,288,810	19,671,583	17,030,380	2,641,203
Public safety	45,047,731	50,538,615	45,157,790	5,380,825
Transportation	118,849	502,780	360,280	142,500
Economic and physical development	3,944,316	7,670,615	3,136,134	4,534,481
Human services	35,517,556	38,061,554	32,315,288	5,746,266
Culture and recreation	3,279,031	3,411,208	3,218,866	192,342
Education	33,552,620	36,167,895	32,693,377	3,474,518
Debt Service:				
Principal payments	9,991,428	10,129,708	9,023,828	1,105,880
SBITA principal payments	-	125,771	125,771	-
Lease principal payments	-	-	27,416	(27,416)
Interest and other charges	5,314,993	5,319,493	5,365,978	(46,485)
Interest - SBITA	-	3,150	3,150	-
Interest - Lease	-	-	(336)	336
Total expenditures	154,055,334	171,602,372	148,457,922	23,144,450
Excess (deficiency) of revenues over expenditures	(6,031,600)	(14,305,560)	8,505,988	22,811,548

Other Financing Sources (Uses)				
Proceeds from SBITA financing	-	110,089	110,089	-
Proceeds from lease financing	-	-	23,534	23,534
Transfers in	177,452	3,968,211	3,968,910	699
Transfers out	(4,873,502)	(8,364,966)	(11,052,488)	2,687,522
Proceeds from sale of assets	-	-	46,331	(46,331)
Total other financing sources and (uses)	(4,696,050)	(4,286,666)	(6,903,624)	2,665,424
Revenues and other financing sources under expenditures	(10,727,650)	(18,592,226)	1,602,364	20,194,590
Appropriated fund balance	10,727,650	18,592,226	-	(18,592,226)
Revenues, other sources, and appropriated fund balance over (under) expenditures	$ -	$ -	1,602,364	$ 1,602,364
Fund balances - beginning			89,031,273	
Restatement, Note VIII			587,592	
Fund balance, as restated			89,618,865	
Fund balances - ending			$ 91,221,229	


General Fund - Revenues
Investment earnings , 1.64%
Miscellaneous, 2.12%
Charges for services, 11.20%
Restricted intergovernmental, 12.83%
Unrestricted intergovernmental, 0.38%
Licenses and permits, 1.14%
Other taxes and licenses, 1.07%
Local option sales taxes, 21.33%
Ad valorem taxes, 48.29%


General Fund - Revenues
Investment earnings , 1.40%
Miscellaneous, 1.44%
Charges for services, 10.54%
Restricted intergovernmental, 13.31%
Unrestricted intergovernmental, 0.50%
Licenses and permits, 1.04%
Other taxes and licenses, 0.97%
Local option sales taxes, 22.66%
Ad valorem taxes, 48.14%


General Fund - Expenses by Function
Economic & physical development, 2.11%
General government, 11.47%
Debt service, 9.80%
Education, 22.02%
Public safety, 30.42%
Culture & recreation, 2.17%
Transportation, 0.24%
Human services, 21.77%


General Fund - Expenses by Function
Economic & physical development, 3.91%
General government, 12.57%
Debt service, 10.41%
Education, 20.93%
Public safety, 29.07%
Culture & recreation, 2.24%
Transportation, 0.28%
Human services, 20.59%

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Wayne County, North Carolina
Statement of Net Position
Proprietary Funds
June 30, 2025

	Business-type Activities		
	Major		
	Solid Waste Disposal	Maxwell Center Fund	Jetport Fund
Assets			
Current assets:			
Cash and cash equivalents	$ 15,997,939	$ 1,831,590	$ 77,645
Accounts receivable, net	661,523	191,191	4,175,877
Receivables from other governments	107,481	8,888	32,306
Inventories	11,879	-	75,558
Total current assets	16,814,276	2,031,669	4,528,164
Capital assets:			
Land	11,022,663	2,210,000	1,073,214
Other capital assets, net depreciation	9,147,130	19,531,743	16,480,175
Subscription based IT asset, net amortization	-	20,542	-
Total non-current assets	20,169,793	21,762,285	17,553,389
Total assets	36,984,069	23,793,954	22,081,553
Deferred Outflows of Resources	853,302	161,417	56,399
Liabilities			
Current liabilities:			
Accounts payable	126,237	8,694	2,566
Other liabilities	74,359	17,036	5,344
Accrued interest payable	-	24,809	-
Payable to other governments	-	573	3,908
Customer deposits	-	116,748	-
Compensated absences	196,973	27,545	12,991
Current portion of long term debt	-	661,877	-
Current portion of Subscription based IT liability	-	13,650	-
Total current liabilities	397,569	870,932	24,809
Non-current liabilities:			
Other postemployment benefits	898,521	-	74,168
Accrued landfill closure/postclosure costs	9,955,892	-	-
Subscription based IT liability	-	5,721	-
Net pension liability	1,611,776	308,638	102,879
Bonds, notes and loans payable	-	7,400,523	-
Total non-current liabilities	12,466,189	7,714,882	177,047
Total liabilities	12,863,758	8,585,814	201,856
Deferred Inflows of Resources	346,247	7,613	184,689
Net Position			
Net investment in capital assets	20,169,793	13,680,515	17,553,389
Unrestricted	4,457,573	1,681,429	4,198,018
Total net position	$ 24,627,366	$ 15,361,944	$ 21,751,407

Wayne County, North Carolina
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2025

	Business-type Activities		
	Major		
	Solid Waste Disposal	Maxwell Center Fund	Jetport Fund
Operating Revenues			
User fees	$ 6,575,585	$ 1,425,534	$ 1,054,949
Lease revenue	-	-	68,657
Total operating revenues	6,575,585	1,425,534	1,123,606
Operating expenses			
Salaries and employee benefits	2,686,636	717,218	178,358
Contractual services	252,229	12,870	29,650
Utilities	-	78,395	-
Repairs and maintenance	466,510	76,206	71,364
Other departmental expenses	758,210	45,039	143,013
Other supplies and expenses	397,134	93,289	648,668
Indirect costs	446,197	992,533	149,601
Closure and postclosure costs	620,267	-	-
Depreciation and amortization	1,236,729	644,356	825,665
Total operating expenses	6,863,912	2,659,906	2,046,319
Operating income (loss)	(288,327)	(1,234,372)	(922,713)
Non-operating Revenues (Expenses)			
Restricted intergovernmental revenues	297,249	-	3,973,397
Interest and investment revenue	553,066	55,827	18,555
Donations	-	50	-
Miscellaneous revenue	59,256	3,709	1,852
Gain (loss) on sale of assets	114,336	-	-
Operating grants and contributions	17,683	-	-
Interest expense	-	(317,948)	-
Total non-operating revenue (expenses)	1,041,590	(258,362)	3,993,804
Income (loss) before contributions/transfers	753,263	(1,492,734)	3,071,091
Transfers in	5,500	1,756,642	4,521,134
Transfers out	-	-	-
Change in net position	758,763	263,908	7,592,225
Total net position - beginning	23,921,527	15,106,074	14,162,134
Restatement, Note VIII	(52,924)	(8,038)	(2,953)
Net position, beginning, restated	23,868,603	15,098,036	14,159,181
Total net position - ending	$ 24,627,366	$ 15,361,944	$ 21,751,406

Reports Issued

- Compliance Reports
  - Internal Control – no findings
  - Federal Programs – no findings
  - State Programs – no findings
- Communication of No Material Weaknesses
- Communication to Those Charged with Governance
  - Change in accounting policies – Adoption of GASB 101-Sick Leave
  - Accounting estimates were made
  - No significant difficulties in performing audit
  - No disagreements with management
  - Management representations

State Performance Indicators – Unit Results

- General Fund Balance Available
  - Should be between 16% to 32%
  - Important reserve for Units to provide cash flow during periods of declining revenues and unforeseen expenditures
- Appropriated fund balance and fund balance was negative for 2025
  - No – appropriated in budget, not used, positive increase of $1.6 million
- General Fund had total fund balance less than zero – fund deficit
  - No – positive fund balance, $91,221,229

General Fund

Indicator Name	2023	2024	2025	Fail Condition	2025 Status
Fund Balance Available as Percent of Expenditures & Transfers Out Without Powell Bill	35.58%	46.91%	47.24%	Less Than 16.00%	Pass
Use of Fund Balance for Operations	No	No	No	Equal Yes	Pass
Total Fund Balance	$73,179,231	$89,031,273	$91,221,229	Less Than $0	Pass

State Required Performance Indicators

Debt/Liabilities

Indicator Name	2023	2024	2025	Fail Condition	2025 Status
Late Debt Service Payments and/or Bond Covenants Not Met	N/A	No	No	Equal Yes	Pass

Internal Controls

Indicator Name	2023	2024	2025	Fail Condition	2025 Status
Adopted Ordinance Level Budget Violations	No	No	Yes	Equal Yes	Fail
Material weaknesses, significant deficiencies, and/or statutory violations	No	No	No	Equal Yes	Pass
Appointed Finance Officer Exists During Fiscal Year per G.S. § 159-24 (Local Governments & Public Authorities) or G.S. § 115C-435 (Board of Education)	Yes	Yes	Yes	Equal No	Pass
Appointed Finance Officer Bonded per G.S. § 159-29 (Local Governments & Public Authorities) or G.S. § 115C-442 (Board of Education)	Yes	Yes	Yes	Equal No	Pass
Financial Statements - Auditor Opinion Unmodified	Yes	Yes	Yes	Equal No	Pass
Going Concern	No	No	No	Equal Yes	Pass

General Qualifying Factors

Indicator Name	2023	2024	2025	Fail Condition	2025 Status
Date Audit Submitted	12/21/2023	12/12/2024	12/16/2025	Greater Than 2/12/2026	Pass
Collected Ad Valorem Tax as Percent of Budgeted Ad Valorem Tax	1.62%	1.69%	2.69%	Less Than -3.00%	Pass
Expected Property Revaluation Direction	No Change	Increase	Data Not Available	Equal Decrease	Not Applicable
Other Issues	0	0	0	Greater Than 0	Pass

Letter needed to LGC to respond to issue regarding budget findings.

Questions?

Contact Information:

Danna J. Layne, CPA, CFE
Audit Partner
Dlayne@nbco.com
919-778-1000, ext. 228

CPA℠
Nunn, Brashear
& Uzzell, P.A.

NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given that the Wayne County Board of Commissioners will hold a public hearing on January 20, 2026 at 9:30 am in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding approval of the sale of approximately 31.48 acres in the ParkEast Industrial Park (Lot 7A in Plat Cabinet Q, Slide 23-E of the Wayne County Registry) to InLight Real Estate Acquisitions, LLC as part of Project Light. The property is valued at $1,574,000. The Board of Commissioners will consider the sale of the property for $1,259,200 ($40,000 an acre) in exchange for the company's commitment to invest a total of at least $20,000,000 in capital improvements in Wayne County.

All interested parties are invited to attend this public hearing and be heard. Written comments may be made in advance to the following:

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners
P.O. Box 227
Goldsboro, NC 27533-0227
(919) 731-1445
carol.bowden@waynegov.com

This the 10th day of January, 2026.

Carol Bowden
Wayne County Clerk to the Board

Attachment D Page 2

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this "**Agreement**") is made and entered into as of the Effective Date (as defined below) by and between **Wayne County, North Carolina**, a body politic and corporate organized under the laws of the State of North Carolina (the "**Seller**"), and **InLight Real Estate Acquisitions, LLC**, a Florida limited liability company (the "**Purchaser**").

WITNESSETH:

NOW, THEREFORE; for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. **Property.** Seller contracts to sell and convey, and Purchaser contracts to purchase, the following property: title in fee simple to the tract or parcel of land, comprising approximately 31.48 acres known generally as 402 and 404 Gateway Drive, Goldsboro, Wayne County, North Carolina, (Lot 7A, Plat Cabinet Q, Slide 23-E of the Wayne Couty Registry) which currently comprises a portion of tax map number 3529211787, as more fully described in **Exhibit A** attached hereto (the "**Land**"), and all right, title, and interest in and to all easements, tenements, hereditaments, privileges, and appurtenances, whether or not of record, in any way belonging to the Land, and to the extent assignable, all warranties, development rights, permits, approvals, and licenses pertaining to the ownership, operation, use, or maintenance of the Land, (collectively, the "**Property**"). Within five (5) business days from the Effective Date, Seller shall provide Purchaser with the materials described in **Exhibit B**, which is attached hereto and incorporated herein by reference (the "**Required Information Materials**").

2. **Purchase Price.** The Purchase Price (herein so called) shall be the sum of $40,000 per acre for a total Purchase Price of **One Million, Two Hundred Fifty-Nine Thousand, Two Hundred Dollars ($1,259,200.00)**. The Seller has determined this price to be the fair market value per acre of the Property in accordance with N.C. Gen. Stat. §158-7.1(d), such acreage to be conclusively determined by reference to the Survey as defined below. In the event that the actual acreage of the Property as shown on the Survey should differ from the expected acreage of 31.48 acres, the Purchase Price shall be adjusted based on such actual acreage and the per-acre Purchase Price of $40,000. At the request of either party, upon receipt of the Survey, the parties shall amend this Agreement to set forth the final acreage and Purchase Price. The Purchase Price shall be payable as follows:

(a) Seventy-Five Thousand Dollars ($75,000.00) shall be paid as a deposit of earnest money (the "**Earnest Money**") by Purchaser within five (5) business days after the Effective Date and to be held in escrow by the Escrow Agent described herein, and which Earnest Money, and any interest earned thereon, shall be applied as a credit against the Purchase Price at Closing (as hereinafter defined); and

(b) The balance of the Purchase Price to be paid in immediately available funds via wire transfer upon the Closing of this transaction and delivery of the deed.

3. **Examination Period.**

(a) Purchaser shall have a period beginning on the Effective Date and ending at 7:00 P.M. EST on the day that is ninety (90) days thereafter (the "**Examination Period**") in which to perform due diligence and conduct and approve any investigations and studies Purchaser deems necessary or desirable. During the Examination Period, Purchaser shall have the right to: (i) make a physical examination and survey of the Property as more particularly described below (the "**Survey**"); (ii) conduct environmental studies, title examinations, feasibility studies, accessibility, and similar studies; (iii) determine all easements, restrictions, covenants and conditions of record, all licenses, rights of way and easements, if any, for public utilities, all governmental statutes, ordinances, rules and regulations, including those involving proper zoning; (iv) determine the suitability of soil types; and (v) any and all other examinations or investigations that Purchaser may elect to make or have made for its future intended use. Purchaser may extend the Examination Period for one (1) thirty (30) day period, prior to the expiration of the Examination Period, with an additional Earnest Money deposit of Twenty-Five Thousand Dollars ($25,000.00) (the "**Examination Extension Deposit**")After deposit, the Examination Extension Deposit shall be considered part of the "Earnest Money" under this Agreement and shall be held, disbursed, and applied by Escrow Agent in the same manner as the remainder of the Earnest Money. For clarity, the Examination Extension Deposit shall be refundable to Purchaser in the event Purchaser should terminate this Agreement prior to expiration of the Examination Period or pursuant to another express right of termination set forth in this Agreement that entitles Purchaser to receives a refund of the Earnest Money.

(b) If Purchaser is dissatisfied with the results of Purchaser's examination of the Property, or if Purchaser otherwise elects not to proceed with the transaction contemplated herein for any reason whatsoever, in its sole and absolute discretion, Purchaser may terminate this Agreement prior to the expiration of the Examination Period, in which event all Earnest Money shall be refunded to the Purchaser, and neither Seller nor Purchaser shall have any further obligations hereunder.

(c) If this Agreement is not terminated by Purchaser prior to the expiration of the Examination Period, all Earnest Money shall be deemed non-refundable to Purchaser except in the event of a Seller default, Purchaser's termination for failure to receive the Final Project Approvals as set forth in Section 4, Purchaser's termination for failure of the conditions precedent set forth in Section 5, or as otherwise provided in this Agreement.

(d) Purchaser may commission the Survey, which will be an ALTA survey of the Property. Purchaser shall deliver a copy of the Survey to Seller no later than five (5) days prior to the Closing Date.

4. **Project Approval Period.** In the event that Purchaser is unable to obtain all Final Project Approvals (as hereinafter defined) on or before 7:00 PM EST on the date that is One Hundred and Eighty (180) days following the expiration of the Examination Period (the **"Project Approval Period"**), then Purchaser shall have the right toextend the Project Approval Period for two (2) sixty (60) day periods by providing written notice to Seller prior to the expiration of such

Period and making an additional Earnest Money Deposit of $25,000 for each extension (the "**Project Approval Extension Deposit**"). After deposit, the Project Approval Extension Deposit shall be considered part of the "Earnest Money" under this Agreement and shall be held, disbursed, and applied by Escrow Agent in the same manner as the remainder of the Earnest Money. For clarity, the Project Approval Extension Deposits shall be refundable to Purchaser in the event Purchaser should terminate this Agreement prior to expiration of the Examination Period or pursuant to another express right of termination set forth in this Agreement that entitles Purchaser to receives a refund of the Earnest Money. Purchaser shall be responsible for obtaining these approvals at its own expense. At any point before the expiration of the Project Approval Period, Purchaser shall have the right to terminate the contract by providing written notice to the Seller, and the Earnest Money plus any interest thereon shall be promptly returned to Purchaser.

5. **Conditions Precedent.** Notwithstanding anything in this Agreement to the contrary, it is further understood and agreed that this Agreement is contingent upon the following conditions precedent (the "**Conditions Precedent**"), which are conditions precedent to Purchaser's obligations under this Agreement, and which are for the benefit of the Purchaser and its successors and assigns only:

(a) Covenant Release. The Property and Lot 7A, ParkEast shall have been released from the Wayne County Industrial & Business Park Protective Covenants recorded in Book 1309, page 878, Wayne County Registry (the "**Release**").

(b) Annexation. Seller shall secure an interlocal agreement with the City of Goldsboro to require the City of Goldsboro to provide utility services to the property without annexation into the city limits of Goldsboro.

(c) Wetlands. Purchaser shall have received a binding wetland impact permit from the Army Corps of Engineers and/or DEQ permitting Purchaser to fill necessary jurisdictional wetlands on the Property that Purchaser needs to fill to develop the Property for its intended purpose, if applicable.

(d) Governmental Approvals. Purchaser shall have received all necessary approvals to develop the Property for Purchaser's use. These may include, but are not limited to, special or conditional use permits, site plan approval, and utility authority approvals (the "**Final Project Approvals**"). Such approvals shall not be deemed received unless and until all applicable appeals periods have expired without any adverse appeal being filed (or if an appeal is filed, such appeal being dismissed).

(e) Representations and Warranties True on the Closing Date. Each of the representations and warranties made by Seller in this Agreement shall be true and correct in all material respects when made and shall be true and correct in all material respects at and as of the Closing Date as though such representations and warranties were made or given on and as of the Closing Date.

(f) Compliance With Agreement. Seller shall have, in all material respects, performed and complied with all of Seller's agreements and obligations under this Agreement that are to be performed or complied with by Seller prior to or on the Closing Date, including the delivery of the documents specified in this Agreement.

(g) Absence of Litigation. No litigation shall have been commenced or threatened, and/or investigation as of the Closing Date by any government authorities shall have been commenced against Seller or any of its principals, owners, members, stockholders, partners, affiliates, managers, officers, or directors, that could in any way affect the transactions contemplated hereby.

(h) Environmental Site Assessment. Purchaser shall have obtained a Phase 1 environmental site assessment of the Property, satisfactory to Purchaser in its sole and absolute discretion.

(i) Public Hearing. Seller shall conduct any necessary public hearings as required by Chapter 158 of the North Carolina General Statutes.

(j) Governing Board Approval. Closing and conveyance of the property shall be subject to formal approval by the Wayne County Board of Commissioners in a meeting held in accordance with Article 33C, Chapter 143 of the North Carolina General Statutes.

In the event any of the foregoing conditions are not satisfied on or before the Closing Date, Purchaser shall have the option to waive any such conditions, or terminate this Agreement and receive a refund of all Earnest Money. Notwithstanding the foregoing, in no event shall any of the foregoing conditions be deemed waived unless Purchaser expressly waives the same in writing. Additionally, in the event of the failure of the condition at Section 5(e) and 5(f), Buyer shall have the right to pursue remedies for a default by Seller as set forth herein.

6. **Title.**

(a) Seller's Title. At the Closing, Seller shall convey to Purchaser good and marketable fee simple title to the Property, subject only to , those title matters (if any) approved by Purchaser as provided herein (herein referred to as the "**Permitted Exceptions**"),. "**Good and marketable fee simple title**" means indefeasible fee simple title which is free and clear of all liens, encumbrances, defects and exceptions whatsoever (other than the Permitted Exceptions) and which will be insured by Purchaser's title insurer, at standard rates for Purchaser, on an American Land Title Association (ALTA) Owner's Policy form acceptable to Purchaser's attorney, with the exclusion for matters relating to creditor's rights deleted and without exception, whether standard or special.

(b) No Encumbrances. The Property shall not be subject to any mortgage, deed to secure debt, deed of trust, security agreement, judgment, lien or claim of lien, and any other title exception or defect that is monetary in nature, Seller hereby agreeing to pay and satisfy of record any such monetary title defects or exceptions prior to or at Closing at Seller's expense.

(c) Title Objections. Seller shall provide Purchaser with a copy of Seller's owner's title insurance policy (if one exists) and Purchaser shall have until the expiration of the Examination Period to examine the title to the Property and to notify the Seller in writing of any objections to the title that Purchaser may have. In addition, Purchaser may reexamine Seller's title to the Property from time to time and give Seller written notice of any objections disclosed by any such title reexamination or the Survey, but only for matters subsequent to the initial title commitment provided by Purchaser to Seller prior to the expiration of the Examination Period. Purchaser may object to any mortgage, deed of trust, lien, financing statement, security interest, encroachment, easement, lease, restrictive covenant, agreement, option or other encumbrance or item which impairs the marketability of, or encumbers the title to, the Property. Within ten (10) days from receipt of any written notice of title objections from Purchaser (the "**Response Period**"), Seller shall provide written response to Purchaser specifying whether it will cure or not cure the objections raised by Purchaser by Closing; provided, Seller shall be required to satisfy, at Seller's expense, any mortgages, deeds of trust, security interest, financing statement, liens or other monetary encumbrances affecting the Property.

(d) Failure to Correct Title Objections. If Seller does not agree to cure all of Purchaser's objections within the Response Period or, if after using its good faith and diligent efforts, Seller fails to satisfy and correct any title objection to Purchaser's satisfaction prior to the Closing Date, then Purchaser may elect one of the following: (i) to waive such objection and to close the transaction in accordance with the terms of this Agreement, in which event any outstanding monetary encumbrance described in subsection (b) above shall be satisfied out of and deducted from the Purchase Price at the Closing; or (ii) to terminate this Agreement, in which event the Earnest Money shall be promptly refunded to Purchaser, and neither party shall have any further rights, obligations or duties under this Agreement; and provided further, however, such election by Purchaser shall be without prejudice to Purchaser's rights under this Agreement regarding such Seller default.

(e) No Further Encumbrances. Except as may be expressly stated herein, Seller agrees not to (and will not enter any agreement to) further alter, transfer, alienate, or encumber in any way Seller's title to, market, sell, grant a security interest in, or otherwise dispose of, the Property (or any interest or estate therein), and shall not commit any waste or nuisance on the Property after the date of this Agreement without Purchaser's consent.

7. **Closing.** The closing shall occur at the office of the closing agent of Purchaser's choosing, or such other place of closing as the parties agree, and the transaction closed (the "**Closing**") thirty (30) days from the earlier of the expiration of the Project Approval Period (as the same may be extended), or Purchaser obtaining all necessary governing and utility authority approvals for Purchaser's Development.

8. **Improvements to be Constructed.** Purchaser shall have a period of five (5) years from the Closing Date (the "**Construction Period**") within which to commence construction of a facility for the conduct of the intended use on the Property (the "**Facility**"). The Facility shall be constructed in accordance with N.C.G.S. § 158-7.1. In the event Purchaser fails to commence construction of the Facility within the Construction Period, Purchaser shall reconvey the Property to Seller in accordance with an option to repurchase granted to the Seller, to be included in the deed conveying the property to Purchaser. At such reconveyance, Seller shall pay unto Purchaser a purchase price equal to the Purchase Price paid by Purchaser hereunder.

9. **Deliveries at Closing.** At Closing, Seller shall also execute and deliver the

following:

(a) a properly executed special warranty deed, and Release all as described in this Agreement, in recordable form, conveying good and marketable fee simple title to the Property to Purchaser, subject only to the Permitted Exceptions, together with the appropriate recording transfer tax fees;

(b) an executed general assignment, in a form reasonably acceptable to Purchaser, transferring and assigning all of Seller's right, title, and interest in and to all warranties, development rights, permits, approvals, and licenses related to the Property, to the extent assignable;

(c) an affidavit satisfactory to Purchaser's title insurer and Purchaser's counsel and such other documents as shall be reasonably requested by Purchaser's title insurer or Purchaser's counsel to convey good and marketable fee simple title to the Property to Purchaser subject only to the Permitted Exceptions;

(d) a certificate, dated as of the Closing Date, stating that there has been no change in Seller's representations and warranties hereunder;

(e) a certificate given under penalty of perjury and on a form approved under regulations promulgated under Section 1445 of the Internal Revenue Code of 1986, as amended, that Seller is not a foreign person;

(f) such other information, certificates, and affidavits as are necessary or required for federal and state tax purposes; and

(g) all other documents necessary to consummate the transactions under this Agreement.

10. **Closing Costs.** Seller agrees to pay for the cost of the transfer fees and transfer taxes due upon recording of the deed, all fees associated with removing any encumbrances on the Property, Seller's attorney's fees. Purchaser shall pay for all fees associated with its due diligence (unless otherwise specified herein), all costs and fees associated with Purchaser's financing, any loan title insurance premiums or endorsements to the title policies, recording fees for the deed which are based on the number of pages of the deed, and Purchaser's attorneys' fees. Real estate taxes shall be prorated as of the Closing Date with Seller being responsible for payment of all taxes that accure prior to the Closing Date. In the event that the Property is subject to any "rollback taxes", "CUVA", or similar designation, Seller shall be responsible for payment of any additional taxes or penalties related to the change in use of the Property. The foregoing obligations shall survive Closing.

11. **Representations and Warranties of Seller.** As an inducement to Purchaser to purchase the Property and intending that the warranties and representations contained in this Section shall survive the Closing, and further intending that such warranties and representations shall inure to the benefit of Purchaser, its successors and assigns, Seller hereby makes the

following warranties and representations, all of which are true and complete in all material respects as of the date of this Agreement and which shall be true and complete in all materials respects as of the Closing Date and shall survive the Closing:

(a) Seller is the owner of all of the entire fee simple interest in the Property.

(b) Seller has all requisite power and authority, has taken all actions required under applicable law, which are necessary to authorize or enable it to execute and deliver this Agreement, and to perform and consummate the transactions contemplated herein, without qualification and without the necessity of any consent. The individuals executing this Agreement on Seller's behalf have been duly authorized and are empowered to bind Seller to this Agreement.

(c) The obligations and undertakings of Seller under this Agreement do not and will not violate or conflict with any agreement to which Seller is a party or by which Seller or the Property is bound.

(d) There are no suits, judgments, bankruptcies, actions, investigations, or proceedings pending, or to the best of Seller's knowledge and belief, threatened or contemplated, affecting any portion of the Property or its use or development.

(e) No zoning changes, bankruptcy proceedings, condemnation proceedings, eminent domain proceedings or similar actions or proceedings are now pending, or to Seller's knowledge threatened or contemplated against the Property.

(f) There are no violations of zoning, health, environmental or other statutes, ordinances, regulations, laws, or statutes pertaining to the Property or any part thereof, and Seller has no knowledge of any such violations.

(g) There are no zoning, utility, building, or permit moratoria in existence or to Seller's knowledge threatened that would affect Purchaser's Intended Use of the Property, and the Property is connected to the local publicly owned water and sewer services with no fees or costs associated therewith due and owing as of Closing. In the event Seller receives notice of any such changes, proceedings, violations, actions, moratoria, or similar actions affecting the Property, or Purchaser's proposed development thereof, prior to the Closing, Seller promptly shall notify Purchaser thereof.

(h) There is no dispute, pending or threatened, with anyone concerning the location of property lines or corners for the Property.

(i) Seller has entered into no agreement or lease, oral or written, that will be binding upon Purchaser of the Property.

(j) Seller has not granted any person or entity a right, option, or agreement to purchase the Property or any portion of the Property, including purchase options or rights of first refusal related to the Property, or if any such options currently exist, Seller has obtained a waiver of such rights and Seller will deliver the same to Purchaser during the Examination Period.

(k) To Seller's knowledge, (i) No Hazardous Materials are now located on the Property, (ii) neither Seller nor any other person or entity has ever caused or permitted any Hazardous Materials to be placed, held, located or disposed of on, under or at the Property or any part thereof, (iii) no part of the Property is being used or has ever been used for the disposal, storage, treatment, processing, manufacturing or other handling of Hazardous Materials, (iv) no part of the Property is affected by any Hazardous Materials contamination, (v) no investigation, administrative order, consent order and/or agreement, litigation or settlement with respect to Hazardous Materials or Hazardous Materials contamination is proposed, threatened, anticipated or in existence with respect to the Property, (vi) no portion of the Property is currently on or has ever been on, any federal or state "Superfund" or "Superlien" list, (vii) there are no underground storage tanks on the Property, and (vii) no portion of the Property is filled land. For purposes of this Agreement, the term "**Hazardous Materials**" includes but is not limited to petroleum (including gasoline, crude oil or any crude oil fraction), waste, trash, garbage, industrial by-product, and chemical or hazardous substance of any nature, including without limitation radioactive material, PCBs, asbestos-containing materials, radon, untreated sewerage, industrial process sludge, and any other substance identified in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (commonly known as "**CERCLA**"), as amended, the Superfund Amendment and Reauthorization Act (commonly known as "**SARA**"), the Resource Conservation and Recovery Act (commonly known as "**RCRA**"), or any other federal, state, or other governmental legislation, regulation, rule or ordinance identified by its terms as pertaining to the disposal of hazardous substances or waste.

(l) No representation or warranty by the Seller, in this Agreement, and no statement contained in any schedule or exhibit to this Agreement or any certificate or other document furnished or to be furnished to Purchaser pursuant to this Agreement contains any untrue statement of a material fact, or omits to state a material fact necessary to make the statements contained therein, in light of the circumstances in which they are made, not misleading.

(m) All representations and warranties of Seller contained in this Agreement are true and correct as of the date hereof and will be true and correct as of the Closing Date.

12. **Covenants.** Seller covenants and agrees that from and after the Effective Date to the Closing Date, Seller will:

(a) Refrain from entering into or amending any document materially related to the operation of the Property, which would impact the operation of the Property in any material way, without the prior written consent of Purchaser, which consent will not be unreasonably withheld.

(b) Continue to meet Seller's contractual obligations with respect to the Property and keep in full force and effect the existing insurance for the Property.

(c) From the Effective Date to the Closing Date (or earlier termination of this Agreement), Seller shall: (i) not lien (other than liens which will removed at Closing), encumber (other than encumbrances which will removed at Closing), assign, pledge or otherwise transfer any part of the Property, or any interest in the Property without the prior written consent of Purchaser, (ii) use commercially reasonable efforts to maintain in effect all existing permits and approvals, (iii) promptly provide Purchaser with a copy of any written notices or orders received by Seller from any governmental agency with jurisdiction with respect to the Property, (iv) not, without the prior written consent of Purchaser, grant, permit or otherwise create or consent to the creation, change or modification of any zoning, easement, subdivision plat, restriction, restrictive covenant, lien, assessment, or encumbrance affecting any portion of the Property, or (v) not initiate nor settle any tax appeal, without Purchaser's prior written consent.

(d) Cooperate with Purchaser's efforts to obtain permits and approvals for the Property related to Purchaser's Intended Use, including but not limited to signing any applications required by the owner of the Property such as site approval or zoning variance applications.

13. **Casualty and Condemnation.** Until the Closing of the Property has been consummated by Purchaser, all risk of loss, destruction or damage respecting the Property or any portion thereof (whether by fire, flood, tornado, or other casualty, or by a taking or the exercise of the power of eminent domain, or otherwise) shall be borne by Seller. If, prior to Closing, loss, destruction, or damage has occurred to the Property or a portion thereof, or Seller shall have received notice of the commencement or threatened taking or commencement of eminent domain or other like proceedings against all or material a portion of, or an interest in, the Property, Seller shall immediately notify Purchaser in writing, and Purchaser shall elect to either:

(a) Terminate this agreement and all of Purchaser's obligations under this Agreement, whereupon the Earnest Money shall be returned to Purchaser by Escrow Agent, and this Agreement shall terminate, and no party shall have any right, duty, or obligation under this Agreement; or

(b) Consummate the purchase of the Property. If Purchaser elects to consummate the purchase of the Property, then the Purchase Price shall remain the same and Seller shall transfer, assign, and pay to Purchaser at Closing all insurance proceeds then received by Seller and all condemnation proceeds and compensation received by Seller. In addition, Seller shall transfer and assign to Purchaser, in form reasonably satisfactory to Purchaser, all rights and claims of Seller with respect to payment for damages and compensation on account of such damage, destruction or taking.

14. **Brokerage Representations.** Purchaser and Seller represent and warrant to each other that no brokerage fees or other real estate commissions will be due as a result of the sale of the Property from their respective actions. To the extent provided by law, each party agrees to indemnify and hold the other harmless from and against and in respect to any and all liability and expense, including attorney's fees, resulting from, or in connection with, real estate fees, claims or commissions alleged to be due to any person or entity as a result of the transactions contemplated hereby and caused or claimed to be caused by said party's actions.

15. **Default**.

(a) Seller's Default.

(i) In the event of a breach of Seller's obligations hereunder prior to Closing, including but not limited to the transfer of possession at Closing, Purchaser shall have the following remedies:

(A) Terminate the Agreement, upon which termination the Earnest Money shall be refunded to Purchaser and upon which termination the Purchaser shall also be entitled to pursue an action seeking recovery of its out-of-pocket pursuit costs; or

(B) Pursue an action to compel specific performance of this Agreement.

(ii) Additionally, in the event that any of the representations or warranties of Seller expressly set forth in this Agreement are materially untrue as of the date made or deemed made, and if Purchaser elects to close this transaction, then Purchaser's remedy for such breach of representations or warranties shall be to seek actual damages arising from such breach of representations or warranties from Seller.

(iii) Purchaser's remedies shall be cumulative.

(b) Purchaser's Default. In the event of a default by Purchaser hereunder, then Seller shall be entitled as its sole and exclusive remedy to terminate this Agreement and retain the Earnest Money deposited by Purchaser to the date of such default as liquidated damages for the breach of this Agreement. Purchaser recognizes that Seller will remove the Property from the market during the existence of this Agreement and that, in the event of Purchaser's default prior to Closing, Seller will be damaged but that such damages will be extremely difficult to ascertain, and Purchaser and Seller acknowledge and agree that, taking into account all of the circumstances existing on the Effective Date, an amount equal to the Earnest Money is a fair and reasonable amount to compensate Seller for any damages that Seller may incur in the event of Purchaser's default, and is not a penalty.

16. **Possession.** Possession of the Property will be given to Purchaser at Closing.

17. **Notices.** Any notice, request, instruction or delivery of document to be given hereunder by any party hereto to any other party shall be in writing and shall be deemed to have been given (a) upon delivery in person to such other party, (b) by facsimile or email transmission, (c) by united states mail, or (b) by overnight courier delivery, to the address of such party as set forth below or to such other address as such party shall furnish in writing to the party entitled to notice, and such notice shall be effective as of the date of transmission by the party providing notice:

If to the Purchaser:

InLight Real Estate Acquisitions, LLC
820 A1A N., Suite E21

Ponte Vedra Beach, Florida 32082
Attention: David Burch
E-mail: david.burch@inlightre.com

With a copy to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attention: Chandler Farmer
E-mail: chandler@thompsonburton.com

If to the Seller:

County Manager
PO Box 227
Goldsboro, NC 27533

with copy to (which shall not be required for notice):

Andrew Neal
County Attorney
PO Box 227
Goldsboro, NC 27533

Rejection or other refusal to accept or inability to deliver because of changed address of which no notice has been received shall also constitute receipt. E-mails delivered to a recipient's junk mail, spam, or similar folder, and/or filtered by any email filtering program, shall be deemed received. Notwithstanding the foregoing, no notice of change of address shall be effective until the date of receipt thereof.

18. **Assignment.** Neither party shall have the right to assign any right or interest hereunder to another entity without the prior written consent of the other party. Assignees shall be jointly and severally liable for all terms and conditions contained herein.

19. **Modification.** This Agreement cannot be waived, modified, discharged, or amended orally; and no waiver, modification, discharge, or amendment of this Agreement in whole or in part will be effective or binding on any of the parties unless such is evidenced by a writing signed by all parties. For purposes of determining what constitutes a writing signed by a party, e-mail correspondence in and of itself shall not be considered a writing signed by a party. The only way e-mail correspondence can waive, modify, discharge, or amend this Agreement is if the e-mail correspondence contains an attachment which (a) is an image of a written document containing the terms of such waiver, modification, discharge, or amendment of this Agreement, and (b) contains the handwritten signature, or an electronic reproduction of the handwritten signature, of a party.

20. **Counterparts.** This Agreement may be executed in any number of counterparts

which together shall constitute the agreement of the parties.

21. **Entire Agreement.** This instrument constitutes the entire and complete agreement between the parties and supersedes any prior oral or written agreement between the parties with respect to the sale of the Property including but not limited to the Letter of Intent to Purchase dated October 20, 2023. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and/or conditions set forth in this Agreement and that no party shall be bound by any terms, conditions, statements, or representations, oral or written, not herein contained. Each party hereby acknowledges that in executing this Agreement he or she has not been induced, persuaded, or motivated by any promise or representation made by the other party, unless expressly set forth herein. All negotiations, statements and preliminary instruments by the parties or their representatives are merged in this instrument.

22. **Binding Agreement; No Third Party Beneficiaries**. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing, except a permitted assignee or successor.

23. **No Adverse Presumption.** The parties acknowledge that this Agreement arose as the result of arms-length negotiations between them and that this Agreement is the product of input by both parties. Accordingly, any ambiguity or uncertainty is not to be construed against the party whose attorney drafted this Agreement.

24. **Calculation of Time Periods.** A single "**day**" shall be a twenty-four (24)-hour period beginning at 8:00 am eastern time and ending at 7:59 am eastern time the following morning. A single "**business day**" shall be a twenty-four (24)-hour period beginning at 8:00 am eastern time and ending at 7:59 am eastern time the following business day morning. A business day may not begin or end on a Saturday, Sunday, or Legal Holiday. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included, and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or Legal Holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. A "**Legal Holiday**" is a day that is designated as a holiday under federal law and/or under the law of the State in which the Property is located.

25. **Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

26. **Applicable Law, Jurisdiction and Venue; Recovery of Costs and Attorney's Fees.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of North Carolina. Seller and Purchaser hereby irrevocably submit to the jurisdiction of any state or federal court sitting in the state and county in which the Property is located in any action or proceeding arising out of or relating to this Agreement and hereby irrevocably agree that all claims in respect of such action or proceeding shall only be heard and determined in a state or

federal court sitting in the state and county in which the Property is located. Purchaser and Seller agree that the provisions of this Section shall survive the Closing of the transaction contemplated by this Agreement. If legal action is necessary to interpret this Agreement or to enforce a right or remedy of either party, the prevailing party shall be entitled to recover from the other party all expenses incurred in connection with such action, including without limitation reasonable attorney's fees based on standard hourly rates.

27. **Captions.** The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

28. **Effective Date.** The Effective Date of this Agreement is the date of execution of the last party to sign the Agreement.

29. **Escrow Agent.** The parties agree that Fidelity National Title Insurance Company, 3301 Windy Ridge Parkway, Suite 300, Atlanta, Georgia 30339, Attn: Jodi Childers, email: jodi.childers@fntg.com, shall serve as the escrow agent for the Earnest Money Deposit and closing, and shall act as the title company insuring the transaction (the "**Escrow Agent**" or "**Title Company**"). The Escrow Agent shall be directed to place the Deposit into Federally insured interest-bearing accounts with interest to accrue to the Purchaser. Escrow Agent shall not incur any liability to anyone for damages, losses, or expenses in connection with its holding of the Earnest Money, and Purchaser and Seller hereby agree to indemnify, defend, and hold Escrow Agent harmless from any claims, demands, judgments, costs, expenses or losses of any kind whatever incurred in connection with Escrow Agent's role in connection with the Agreement. In the event of a dispute between the Purchaser and Seller arising prior to or at the time of delivery or other disposition of the Earnest Money by Escrow Agent pursuant hereto, if the dispute is not resolved within ten (10) days, Escrow Agent shall interplead the Earnest Money into the custody of the Clerk of Court for Wayne County and shall thereupon be discharged from further duties and liabilities under this Agreement. At the request of Escrow Agent, the parties agree to execute a commercially reasonable escrow agreement for purposes of further documenting the Escrow Agent's responsibilities with respect to the Earnest Money Deposit.

30. **Attorneys' Fees**. In the event suit is brought to enforce or interpret all or part of this Agreement, or if suit is brought for any other relief permitted hereunder, the party awarded costs in such suit, if any, shall be entitled to recover reasonable attorneys' fees incurred in connection with such suit, not as damages, but as costs. Attorneys' fees shall be determined at normal hourly rates for the individuals involved.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

SELLER:

WAYNE COUNTY, NORTH CAROLINA

By: ______________________

Name: Joe C Daughtery

Title: Chairman

Date: Jan 20, 2026

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

PURCHASER:

INLIGHT REAL ESTATE ACQUISITIONS, LLC

By: ______________________

Name: David Burch

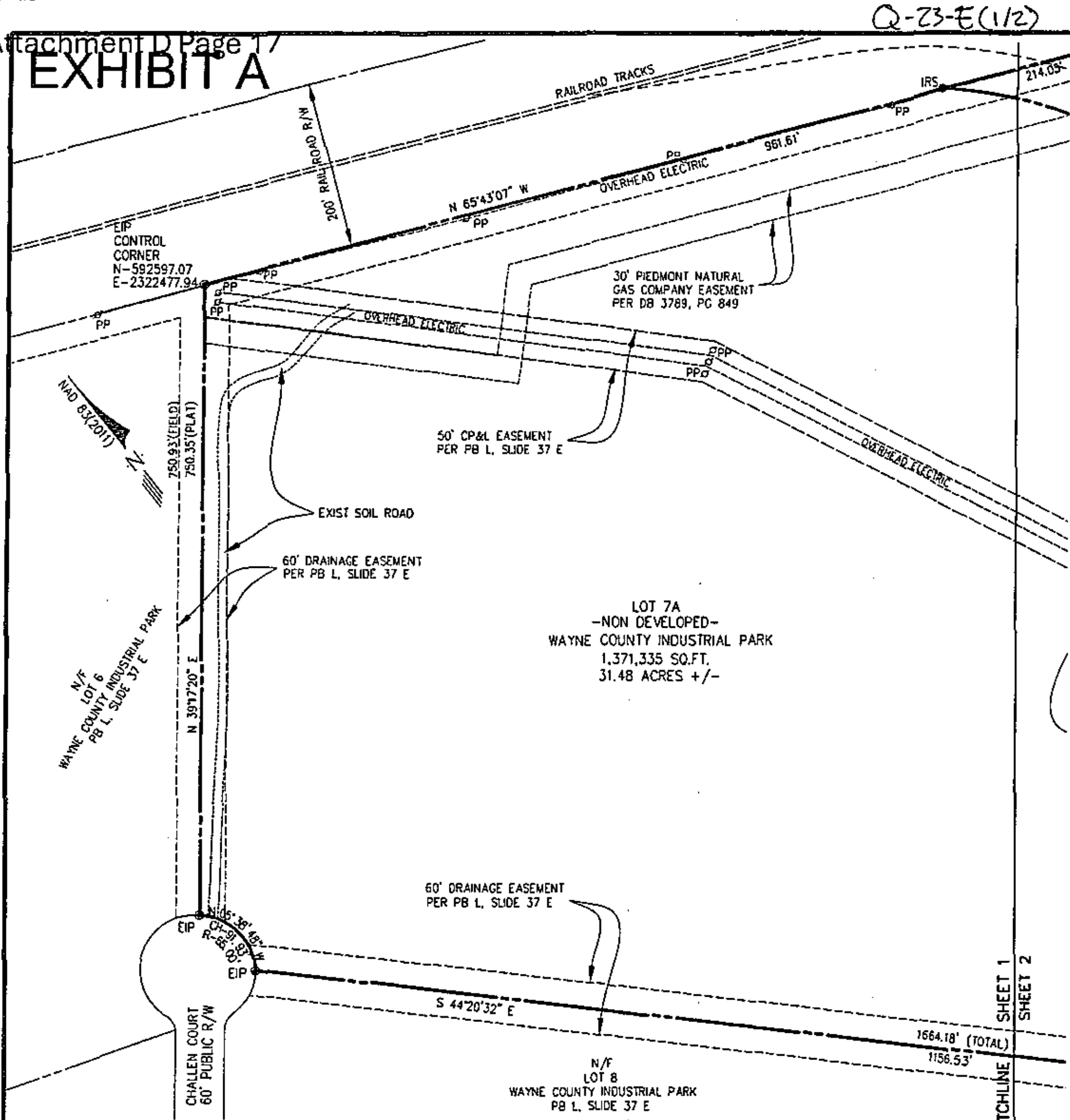
Title: Authorized Signatory

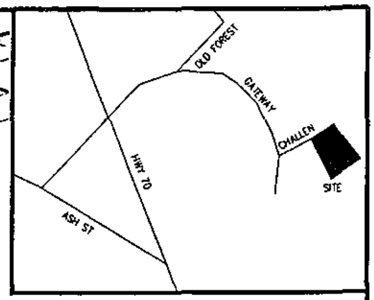
Date: January 9, 2026

Q-23-E(1/2)

Attachment D Page 17

EXHIBIT A





VICINITY MAP NO SCALE

LEGEND
EIP – EXISTING IRON PIPE
ECM – EXISTING CONCRETE MONUMENT
MB – MAP BOOK
DB – DEED BOOK
PG – PAGE
R/W – RIGHT OF WAY
N/F – NOW OR FORMERLY
IRS – IRON REBAR SET

ZONING DATA
ZONED – COMMERCIAL
150' FRONT SETBACK
50' REAR SETBACK
50' SIDE SETBACK

REFERENCES
-PB L SLIDE 37 E
-DB. 1309, PG. 867
-DB. 3789, PG. 849
-PB 113, PG A

CERTIFICATE OF REGISTRATION
BY REGISTER OF DEEDS

NORTH CAROLINA
WAYNE COUNTY

FILED FOR THE REGISTRATION ON THE 5 DAY OF September 2025 AT 3:23:44 (AM/PM) AND DULY RECORDED IN MAP BOOK Q AT PAGE 23-E
Tina Arnder, Register of Deeds
By: Assistant

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY.

WAYNE COUNTY PLANNING DIRECTOR
DATE 9/4/25

SURVEYORS CERTIFICATE

I, ROBERT G. SESSOMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCES LISTED ON THE FACE OF THIS PLAT); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:21,850+; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK(S) AND PAGE(S) LISTED ON THE FACE OF THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2ND DAY OF SEPTEMBER, A.D.,2025.

AND

I CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

X 1. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

__ 2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

__ 3. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

__ 4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

__ 5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN 1 THRU 4 ABOVE.

NORTH CAROLINA PROFESSIONAL SEAL L-4659 LAND SURVEYOR ROBERT G. SESSOMS

ROBERT G. SESSOMS
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 4659

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MY (OUR) INTENT TO INSTALL AND CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION AS TO THE COUNTY'S MINIMUM DESIGN REQUIREMENTS, AS NOTED.

Chip Crumpler — OWNER 9/4/25 — DATE

______ OWNER ______ DATE

CERTIFICATE OF NOTARY

STATE OF North Carolina
COUNTY OF Wayne

I, Katherine Bennett A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Chip Crumpler PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 4th DAY OF Sept. 2025
NOTARY PUBLIC SEAL STAMP

MY COMMISSION EXPIRES: November 11, 2028

KATHERINE BENNETT NOTARY PUBLIC WAYNE COUNTY, NC

NOTES:
1. BOUNDARY SURVEY WAS PERFORMED IN OCTOBER 2024.
2. NONE OF THIS LOT LIES WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY DFIRM MAP 3720352900K, DATED 06-20-2018.
3. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
4. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
5. NO PAIR OF NC GRID MONUMENTS FOUND WITHIN 2,000'.
6. ELEVATIONS IN NAVD 88 VERTICAL DATUM.
7. 50' DRAINAGE EASEMENT AS SHOWN ON PB L, SLIDE 37 E LOOKS TO BE MISLABELED AND IS ACTUALLY A 30' BASED UPON SCALE OF THE PLAT. LINE WORK SHOWN ON THIS SURVEY REPRESENTS 50' AS SPECIFIED ON RECORD PLAT.
8. 30 ACCESS EASEMENT BEING CREATED OVER EXISTING SOIL ROAD, WHICH IS CURRENTLY UTILIZED BY UTILITY COMPANIES TO ACCESS THEIR UTILITIES ON CURRENT LOT 7. IF ROAD IS RELOCATED IN THE FUTURE THEN THE EASEMENT WILL NEED TO BE RELOCATED AS WELL.

CURRENT OWNER:
WAYNE COUNTY

MAP OF DIVISION FOR
LOTS 7A, 7B AND 7C
FORMERLY LOT 7
WAYNE COUNTY
INDUSTRIAL & BUSINESS PARK
PLAT BOOK L SLIDE 37-E
NEW HOPE TOWNSHIP
WAYNE COUNTY NORTH CAROLINA

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
I, Berry Gray REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE 9/4/25

SHEET 1 OF 2

SCALE	1" = 100'
DATE	09/02/2025
DRAWN BY	RGS
RSA PROJECT	#24.144

N W E S

ROBERT G. SESSOMS, PLS
NC LICENSE L-4659
200 SPENCER FARLOW DRIVE, UNIT 1
CAROLINA BEACH, NC 28428
PHONE - (910)-352-8846
EMAIL - RSESSOMS@RSSURVEYING.COM

Q-23-E (2/2)

Attachment D Page 18

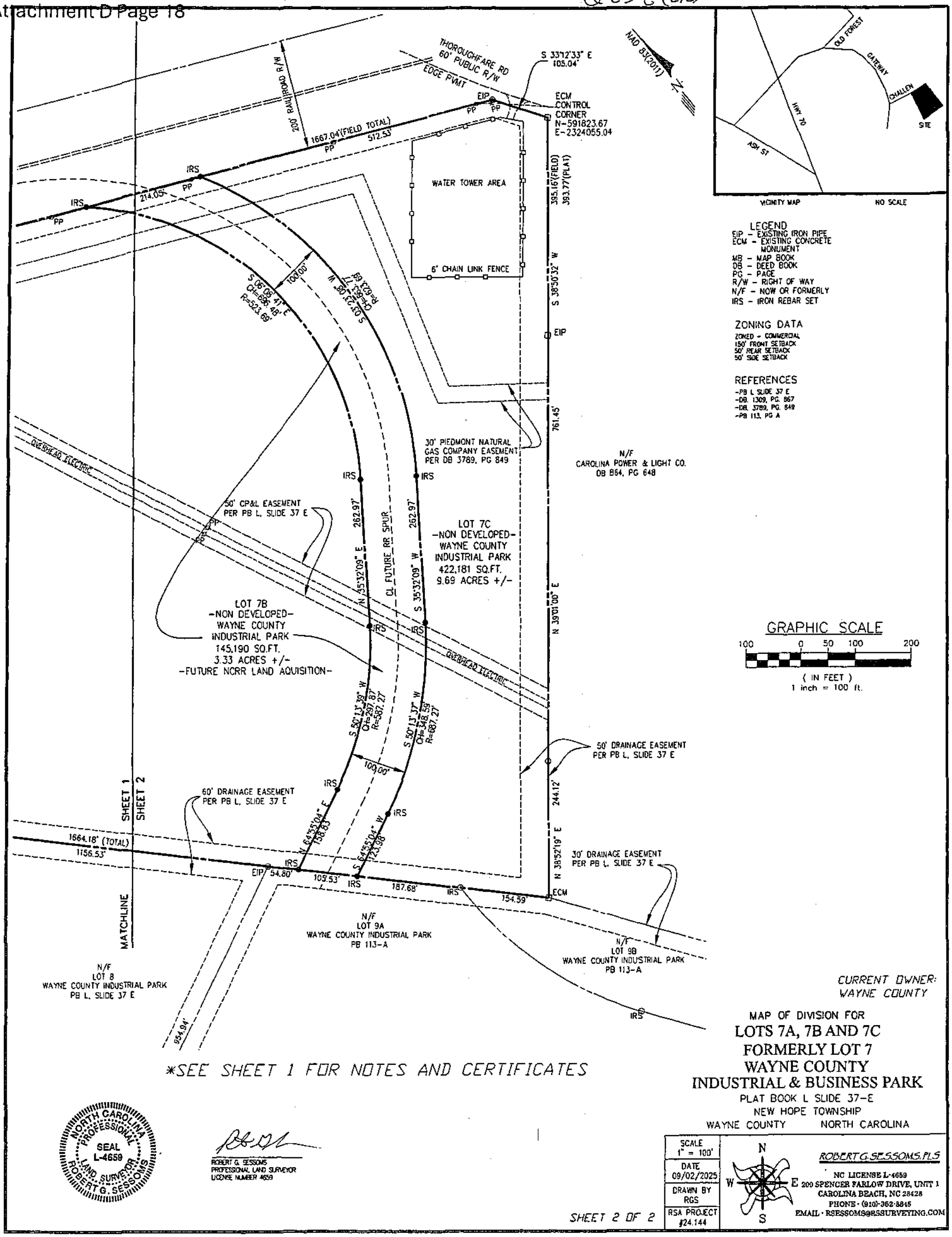


EXHIBIT B

Required Information Materials

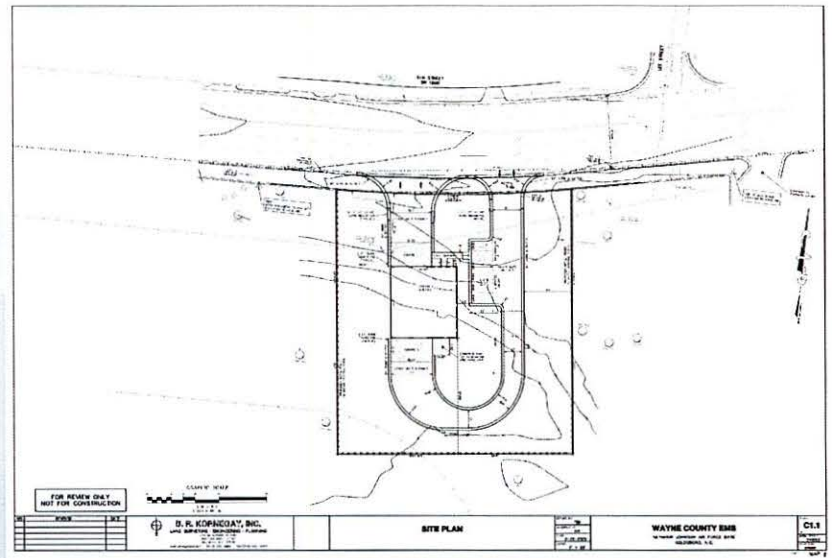
1. All information regarding the Property in Seller's possession or control including, but not limited to, title insurance policies, attorney's opinions on title, surveys, deeds, topographic maps, wetland surveys, wetland delineations, wetland jurisdictional determinations, engineering reports, geotechnical reports, environmental reports, environmental agreements, settlement agreements, judgments, building plans, building designs, building drawings, building studies, building warranties, governmental correspondence, governmental permits, evidence of water and sewer service connections, and governmental approvals.

Wayne County EMS Station 12
Community Project Funding (CPF)

<u>Update Provided By:</u>

Shycole Simpson-Carter, MBA
Director of Economic and Community Development

Wayne County EMS Station 12
Community Project Funding (CPF)



- **August 27, 2024**
  - ✓ County receives notification of its $2,011,000 CPF Award from US Dept. of HUD.
  - ✓ To construct a new 45' x 70' Emergency Medical Services (EMS) Station, including a 37' x 70' apparatus bay, at the intersection of E. Elm Street and Wright Brothers Avenue in Goldsboro. Approximately a one (1) acre lot and will house a least 4 ambulances.

Wayne County EMS Station 12 Community Project Funding (CPF)

Additional Information Relevant to the Project Timeline

- **February 25, 2025**
  - ✓ he County procured Insight Consulting Group, LLC to provide grant administration services.
  - ✓ Insight began working collaboratively with County staff on the completion, procedural coordination, and submission of required funding conditions associated with the CPF grant, including (but not limited to) environmental review requirements and applicable policies and plans.
- **December 9, 2025**
  - ✓ The County received formal notification that the prepared Environmental Review was approved by HUD.
- **January 7, 2026**
  - ✓ All 37 required grant package components and funding condition documents were successfully submitted through DRGR, HUD's official grants management portal.
  - ✓ The County received confirmation that its CPF grant status advanced to "Pending Grant Officer Review."

<u>County's Assigned Project Manager:</u>

insight

Freddy Southerland
Project Manager
919.635.6085, ext. 119
fsoutherland@consultinsight.com
consultinsight.com
200 N. Spence Avenue
Goldsboro, NC 27534

Wayne County EMS Station 12 Community Project Funding (CPF)

The County is currently awaiting HUD's completion of its required two-step review process. Upon successful completion of this review with no identified deficiencies, the Acting Director of the Congressional Grants Division will execute the Grant Agreement. Execution of the Grant Agreement will trigger the release of funds and authorize the County to initiate procurement activities for construction of the new EMS station.

1. **Construction is anticipated to be completed within approximately 12 months, based on the following projected phases:**

2. **Planning and Design (3 months): Needs assessment, final design, and required approvals. (This phase is already more than 90 percent complete.)**

3. **Bidding and Contracting (2 months): Procurement and selection of construction contractors.**

4. **Construction (6–12+ months): Site preparation, structural work, mechanical, electrical, and plumbing (MEP) systems, interior finishes, and apparatus bay construction.**

Thank you for allowing Insight Consulting Group to collaborate with the County on this transformational project.

Attachment F

To be published in the News-Argus on or prior to January 23, 2026:

NOTICE OF PUBLIC HEARING

The Board of Commissioners for the County of Wayne, North Carolina (the "County") has determined to consider whether to enter into an installment financing agreement (the "Agreement") under Section 160A-20 of the General Statutes of North Carolina for the purpose of paying a portion of the costs of acquiring, constructing and equipping a new middle school to be known as Rosewood Middle School (the "Project"). The County would be obligated to pay debt service or installment payments under the Agreement in an aggregate principal amount not to exceed $9,000,000, together with interest thereon. If the County enters into the Agreement, it will secure its obligations thereunder by executing and delivering a deed of trust granting a lien on the site of the Project (the "Site"), together with all improvements and fixtures located or to be located thereon. In addition, in connection with the proposed plan of finance, the Site has been or will be conveyed by the Wayne County Board of Education to the County, then leased back to the Wayne County Board of Education to be used for school purposes, which lease would be subordinate to the lien created by the deed of trust.

Section 160A-20 of the General Statutes of North Carolina requires that the County hold a public hearing prior to entering into the Agreement. Section 153A-158.1 of the General Statutes of North Carolina requires that the County hold a public hearing relating to the acquisition of the Site by the County to be used for school purposes.

Please take notice that the Board of Commissioners for the County will conduct a public hearing in the Commissioners' Meeting Room in the Wayne County Courthouse Annex located at 224 East Walnut Street in Goldsboro, North Carolina, the regular place of meeting, at 9:15 a.m. on February 3, 2026, at which time any person may be heard regarding the proposed Agreement and the acquisition of the Site by the County.

Any person wishing to comment in writing regarding the proposed Agreement or the proposed acquisition of the Site by the County should do so prior to February 3, 2026 to the County of Wayne, North Carolina, 224 East Walnut Street, Goldsboro, North Carolina 27530, Attention: Carol Bowden, Clerk to the Board of Commissioners.

Carol Bowden
Clerk to the Board of Commissioners
County of Wayne, North Carolina

Attachment G

NORTH CAROLINA
WAYNE COUNTY

RESOLUTION #2026-2: A RESOLUTION IN SUPPORT OF AN NC COMMERCE INDUSTRIAL DEVELOPMENT FUND-UTILITY ACCOUNT APPLICATION TO ASSIST WITH WATER INFRASTRUCTURE FOR TEAM FOODS USA, INC.

WHEREAS, the NC Commerce Industrial Development Fund – Utility Account assists local governments by providing incentives for job creation and investment and may be used for construction or improvements to water, sewer, gas, telecommunications, high-speed broadband, transportation infrastructure, or electrical utility lines and for equipment for existing or proposed industrial buildings;

WHEREAS, Team Foods USA, Inc. is planning to make an investment of $36,400,000 in real property and personal property and create 16 new jobs in Wayne County;

WHEREAS, the North Carolina Department of Commerce has proposed an Industrial Development Fund – Utility Account grant in the amount of $372,000 in support of this project, contingent upon the receipt of a full application;

WHEREAS, the funds will reimburse Wayne County for the water infrastructure to serve the Team Foods USA, Inc. project;

WHEREAS, the program requires a local government host to apply for such a grant, pass a resolution in support of the application, and act as guarantor for completion of projects and distribution of grant funds;

WHEREAS, Wayne County finds the addition of 16 new jobs and an investment of $36,400,000 in real and personal property is expected to generate public benefit by increasing taxable property and employment in the County, and that it is in its best interest to support Team Foods USA, Inc.'s expansion by applying for these grant funds; and

NOW THEREFORE, BE IT RESOLVED BY WAYNE COUNTY BOARD OF COMMISSIONERS:

The County Manager is hereby authorized to execute an application to the North Carolina Department of Commerce for an Industrial Development Fund – Utility Account grant in the amount of $372,000 to be used to support the utility improvements for Team Foods USA, Inc..

Passed and adopted this the 20th day of January, 2026.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

ATTEST:

Carol Bowden, Clerk to the Board

SEAL OF WAYNE COUNTY
FIAT JUSTITIA
NORTH CAROLINA

NORTH CAROLINA
WAYNE COUNTY

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) entered into this 20th day of January, 2026 by and between the County of Wayne, a body politic and corporate organized of the laws of the State of North Carolina (hereinafter referred to as the "County") and North Carolina Railroad Company, a Business Corporation organized under the laws of the State of North Carolina (hereinafter referred to as "NCRR").

WITNESSETH

WHEREAS, the County operates an industrial park in Goldsboro, North Carolina known as ParkEast Industrial Park; and

WHEREAS, the County recruited and sold Lot 9 of the park to Team Foods USA, Inc. who required access to the railroad owned by NCRR; and

WHEREAS, the County has conveyed property across an adjoining lot (Lot 7) in ParkEast to NCRR for the purpose of constructing a railroad spur to service Team Foods USA, Inc.; and

WHEREAS, it is necessary to relocate a water line in Lot 7 (hereinafter referred to as the "project") for NCRR to complete construction of the railroad spur to serve Team Foods USA, Inc.; and

WHEREAS, NCRR has completed the design services required for the project and entered into a construction contract with Moffat Pipe, Inc.; and

WHEREAS, the County received an Industrial Development Fund Grant ("IDF Grant") from the NC Department of Commerce for the purpose of funding a portion of the construction costs of relocating the water line on Lot 7.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. NCRR shall be responsible for construction management and oversight of the construction contract with Moffat Pipe, Inc. for the project.

2. NCRR shall forward all invoices from Moffat Pipe, Inc. to the County. The county will submit timely payment to Moffat Pipe, Inc. upon receipt.

3. County shall be responsible for taking all necessary steps to comply with the IDF Grant

to receive reimbursement, including communicating with NC Department of Commerce Staff, completing all grant reports, and submitting invoices to NC Department of Commerce for reimbursement.

4. NCRR agrees to maintain all records associated with the Moffat Pipe, Inc. contract and cooperate with the County as necessary to comply with the terms of the IDF Grant.

5. To the extent that any costs are not covered by the IDF Grant, the County shall be responsible for payment, either through contributions from the City of Goldsboro or Team Foods USA, Inc.

6. NCRR shall forward invoices from the construction contract from Moffat Pipe, Inc. to the following individuals with the County:

   - Angie Boswell, Wayne County Finance Director, angie.boswell@waynecounty.gov
   - Ann Kelley-Moore, Wayne County Assistant Finance Director, ann.kelley-moore@waynecounty.gov
   - Mark Pope, President, Global TransPark Economic Development Region, mark.pope@ncgtpedr.com
   - Andrew Neal, Wayne County Attorney, andrew.neal@waynecounty.gov

7. This agreement shall remain in effect until all said improvements to the infrastructure are completed. This constitutes the full content of this MOU. The terms of this agreement may only be modified by written mutual agreement, signed by the parties, and attached hereto.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duly authorized officers.

NORTH CAROLINA RAILROAD CORPORATION

By: ______________________________

Dave Welker, CFO

COUNTY OF WAYNE

(Seal)

By: ______________________________
Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

____
Carol Bowden, Clerk to the Board

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

By: ______________________________
Angie Boswell, Finance Director

Attachment I

NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given that the Wayne County Board of Commissioners will hold a public hearing on February 17, 2026 at 9:30 am in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding an economic incentive agreement with Scout Limited, Inc. The Board of Commissioners will consider a $8,450 incentive grant payable over three (3) years in exchange for the company's commitment to invest $455,000 in capital improvements and create 13 jobs in Wayne County.

All interested parties are invited to attend this public hearing and be heard. Written comments may be made in advance to the following:

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners
P.O. Box 227
Goldsboro, NC 27533-0227
(919) 731-1445
carol.bowden@waynegov.com

This the 30th day of January, 2026.

Carol Bowden
Wayne County Clerk to the Board

Attachment J

NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given that the Wayne County Board of Commissioners will hold a public hearing on February 17, 2026 at 9:30 am in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding an economic incentive agreement with Goshen Engineering. The Board of Commissioners will consider a $45,000 incentive grant payable over three (3) years in exchange for the company's commitment to invest $3,912,601 in capital improvements and create 25 jobs in Wayne County.

All interested parties are invited to attend this public hearing and be heard. Written comments may be made in advance to the following:

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners
P.O. Box 227
Goldsboro, NC 27533-0227
(919) 731-1445
carol.bowden@waynegov.com

This the 30th day of January, 2026.

Carol Bowden
Wayne County Clerk to the Board

Wayne County Legislative Priorities
OVERVIEW

WAYNECOUNTY
NORTH CAROLINA

1. Infrastructure
2. Public Safety
3. Education
4. National Defense
5. Improving Quality of Life

3 Requests For Legislators

Legislation to Create Sewer Authority
School Construction Assistance
911 Funding

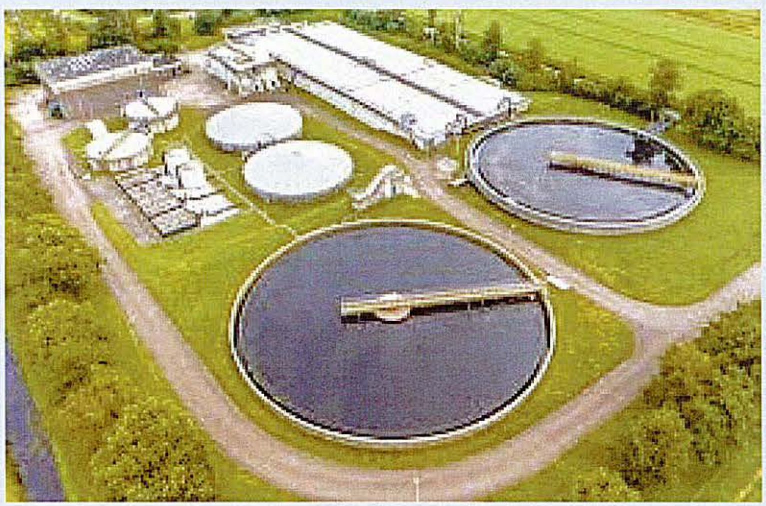
2 Requests For Congress

Funding For Regional Sewer
Mission Expansion For Seymour Johnson

Regional Sewer Authority

North Carolina Legislation

- Consolidate Wastewater Systems Countywide With Legislation
- Improve Efficiency, Costs and Compliance
- Removes Constraints of Political Decisions
- Supports Economic Development



WAYNECOUNTY
NORTH CAROLINA

9-1-1 Funding Authority

North Carolina Legislation

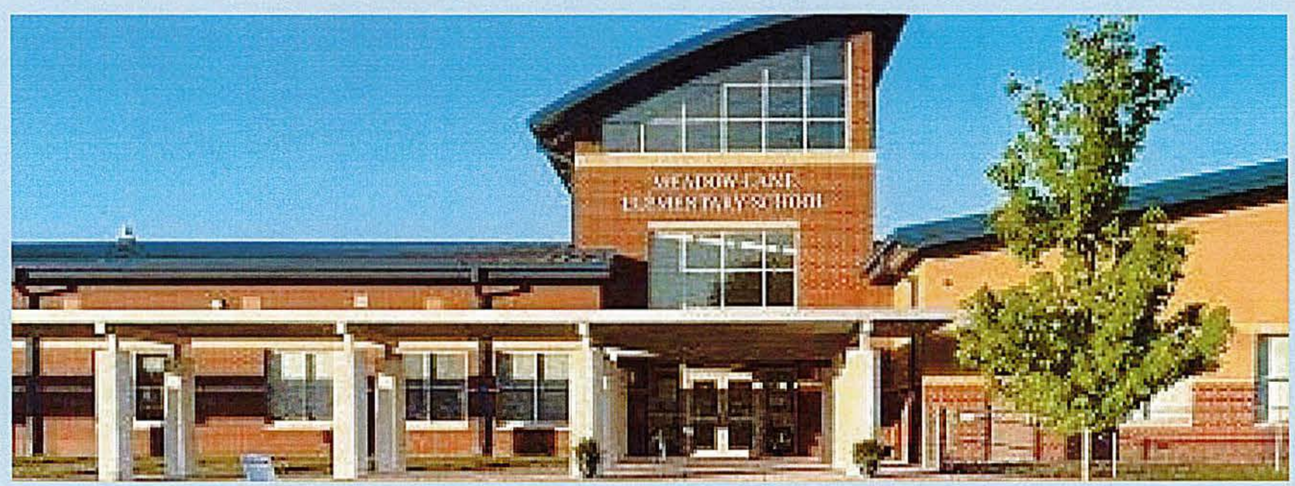
- County Faces Rising Operational and Staffing Costs
- Dedicated Funding Source
- Reduced Property Tax Reliance

Zero-Interest School Construction

WAYNECOUNTY
NORTH CAROLINA

North Carolina Legislation

- Tier 1 Counties Only
- County Has Principal-Only Repayment
- State Covers Interest Expense
- State Borrowing at Lower Interest Rate



Wayne County School Savings Examples

WAYNECOUNTY
NORTH CAROLINA

- $60M school ≈ $30M interest avoided
- $25M renovation ≈ $9M interest avoided

Federal Regional Sewer Grants

Congressional Action

WAYNECOUNTY
NORTH CAROLINA

ADVANTAGES OF A COMBINED SEWER SYSTEM

- **Preserves Prime Farmland**
  - Large areas of Wayne County cannot support septic systems
  - Development is forced onto prime farmland that can perk
  - Regional sewer allows growth in appropriate locations while preserving agriculture
- **Removes the Primary Barrier to Economic Development**
  - Lack of sewer capacity is the single greatest constraint on large projects
- **Regional sewer enables**:
  - Needed Industrial Parks
  - Large-scale commercial development
- **Supports Environmental Protection**
  - Reduces reliance on failing or aging septic systems
  - Improves groundwater and surface water quality
  - Enhances long-term regulatory compliance

Federal Regional Sewer Grants

Congressional Action

WAYNECOUNTY
NORTH CAROLINA

Long-Term Community Impact

- **Raises Family Incomes**
  - Infrastructure attracts higher-wage industries
  - Expands employment opportunities close to home
  - Reduces workforce out-migration
- **Expands the Local Tax Base**
  - Broadens the tax base without proportional service demands
  - Reduces long-term pressure on residential property taxes
- **Improves Housing Availability**
  - Enables workforce and mixed-use housing
  - Reduces Land Cost to Reduce Housing Costs
  - Supports balanced growth without sprawl
- **High Return on Federal Dollars**
  - Leverages private investment
  - Generates long-term job creation
  - Strengthens regional economic flexibility

Seymour Johnson AFB
We Strongly Support Mission Expansion

WAYNECOUNTY
NORTH CAROLINA

- Drone & Unmanned Systems
- Mission Diversification
- Regional Economic Stability
- Improves Base Security

RECAP

WAYNECOUNTY
NORTH CAROLINA

TARGETED LIMITED REQUESTS

HIGH RETURN ON INVESTMENTS

STRONG COUNTY, STATE, & FEDERAL PARTNERSHIPS FOR MAXIMUM IMPACT

Journal Proof Report

Journal Number: 765 Year: 2026 Period: 7 Description: BOC Reference 1: 233 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104930-569900	Appropriations			$375000.00	
BUA	1100000-399100	Fund Balance Appropriated			$375000.00	
			Journal 2026/7/765	Total	$750000.00	$0.00

Journal Proof Report

munis a tyler erp solution

Journal Number: 766 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	**1104380-531100**	**Travel-Meals & Lodging**				**$500.00**
BUA	**1104380-539500**	**Training**			**$500.00**	
			Journal 2026/7/766	**Total**	**$500.00**	**$500.00**

Journal Proof Report

munis
a tyler erp solution

Journal Number: 767 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104130-518210	401K Retirement Contribution			$513.47	
BUA	1104130-518100	Social Security-Medicare				$513.47
			Journal 2026/7/767	Total	$513.47	$513.47

Journal Proof Report

Journal Number: 768 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104250-518210	401K Retirement Contribution			$1394.04	
BUA	1104250-512100	Salaries and Wages			$633.28	
BUA	1104250-518300	Hospitalization Contribution			$112.29	
BUA	1104260-512100	Salaries and Wages				$2139.61
			Journal 2026/7/768	Total	$2139.61	$2139.61

Journal Proof Report

munis
a tyler erp solution

Journal Number: 769 Year: 2026 Period: 7   Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104910-518220	401K Retirement Contrib-5% LEO			$85.75	
BUA	1104910-512100	Salaries and Wages				$85.75
			Journal 2026/7/769	Total	$85.75	$85.75

Journal Proof Report

Journal Number: 770 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315110-539500	Training				$500.00
BUA	1315193-539500	Training			$500.00	
			Journal 2026/7/770	Total	$500.00	$500.00

Journal Proof Report

Journal Number: 771 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	**1104370-521100**	**Janitorial Supplies**				**$830.00**
BUA	**1104370-519600**	**Prof Services-Physicals**			**$830.00**	
			Journal 2026/7/771	Total	$830.00	$830.00

Journal Proof Report

Journal Number: 772 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-539500	Training				$500.00
BUA	1104370-543100	Rental of Copier Equipment			$500.00	
			Journal 2026/7/772	Total	$500.00	$500.00

Journal Proof Report

Journal Number: 773 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-523100	Program Supplies			$500.00	
BUA	1104310-543000	Rental of Equipment				$500.00
			Journal 2026/7/773	Total	$500.00	$500.00

Journal Proof Report

munis
a tyler erp solution

Journal Number: 774 Year: 2026 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-544000-ACC	Service & Maintenance Contract			$240.00	
BUA	1104310-543000	Rental of Equipment				$240.00
			Journal 2026/7/774	Total	$240.00	$240.00