

**Watauga County
Annual Retreat
February 21 & 22, 2014**



Board of Commissioners

Nathan A. Miller, Chairman

David Blust, Vice-Chairman

Billy Kennedy

John Welch

Perry Yates



WATAUGA COUNTY

OFFICE OF THE
COUNTY MANAGER

Administration Building, Suite 205 – 814 West King Street – Boone, NC 28607 – (828) 265-8000
TDD 1-800-735-2962 – Voice 1-800-735-8262 – FAX (828) 264-3230

MEMORANDUM

TO: Board of County Commissioners

FROM: Deron Geouque
County Manager

SUBJECT: Annual Retreat

DATE: February 17, 2014

The revaluation of all County property was recently completed with notices of the new values sent out to owners in February. The effective date of the new values is January 1, 2014, which will serve as the basis for the tax bills to be sent out in September. Overall County values are down less than one percent (1%) based on preliminary information provided by the Tax Department. Staff will budget conservatively with regards to property tax revenues as final revaluation numbers will not be available until the informal and formal appeals are completed. Tax Administrator Warren will provide an update and schedule on the completion of the revaluation process. Other County revenues continue to maintain at current levels with slight increases.

The Governor and General Assembly are developing a plan to increase teacher pay. At this time details are limited as to the impact of the plan and the requirements of County funding. A point that is clear regarding school funding is the local school system's consistent message for the need of capital funding. Staff has prepared a draft plan to address school capital needs while also providing some funding for County capital requirements. The plan is a draft and would change with input and feedback from Commissioners, the School Board, and the budget process. Staff is not currently aware of any pending or proposed legislation that has a potential to impact the County budget. Staff will continue to monitor as the Governor and General Assembly begin their budget process.

Commissioner input will be critical during the retreat process for staff to determine appropriate expenditures and funding levels. Staff will provide information and reports on the County's current financial status. In addition, the Commissioners will hear from County departments along with outside agencies on their funding needs.

I look forward to the retreat to determine Commissioners' goals and objectives for the upcoming Fiscal Year 2015 Budget.

TENTATIVE RETREAT AGENDA
WATAUGA COUNTY BOARD OF COMMISSIONERS
COMMISSIONERS' BOARD ROOM
WATAUGA COUNTY ADMINISTRATION BUILDING, BOONE, NC
FEBRUARY 21 & 22, 2014

TIME	TOPIC	PRESENTER	PAGE
FRIDAY, FEBRUARY 21, 2014			
12:00 PM	LUNCH & OPENING REMARKS	MR. DERON GEOUQUE	
12:30 PM	FY 2014 REVIEW AND DISCUSSION OF 2015 BUDGET	MS. MARGARET PIERCE	
	A. Revenues		1
	B. Expenditures		5
	C. Funding of Non-County Departments		7
	D. Debt Service Report		10
	E. Budget Calendar		11
1:00 PM	BREAK		
1:15 PM	SCHOOL BOARD FUNDING ISSUES		
	A. Schools' Capital Improvement Plan		15
	B. FY 2014 Funding Needs		
2:30 PM	TOURISM DEVELOPMENT AUTHORITY (TDA)	MR. MATT VINCENT, & MR. WRIGHT TILLEY	23
3:00 PM	HEALTH DEPARTMENT MATTERS	MS. BETH LOVETTE	31
3:30 PM	LANDFILL ENERGY PROJECTS DISCUSSION		
	A. Report on Recycling and Methane to Electricity Project	MS. LISA DOTY	32
	B. Review of Solar Energy Project	MR. GED MOODY	
4:00 PM	CALDWELL COMMUNITY COLLEGE & TECHNICAL INSTITUTE	DR. KENNETH BOHAM	
4:15 PM	TAX MATTERS	MR. LARRY WARREN	39
5:00 PM	REVIEW OF CURRENT CAPITAL IMPROVEMENT PLAN (CIP)	MR. DERON GEOUQUE & MR. ROBERT MARSH	
	A. Current CIP Status Report		41
	B. Old AppalCART Building		42
	C. CCC&TI Watauga Continuing Education Center Building		43
	D. New River Property		46
	E. New Ambulance Site		57
	F. Future Projects for Consideration		
5:30 PM	WRAP UP, GOALS & OBJECTIVES, BOARD DIRECTIVES		
6:00 PM	RECESS UNTIL SATURDAY, FEBRUARY 23, 2013 AT 9:00 AM		
SATURDAY, FEBRUARY 22, 2014			
9:00 AM	WATAUGA COMMUNITY HOUSING TRUST REPORT	MR. SCOTT EGGERS	60
	A. Board Re-Appointments		
	B. Update		
9:05 AM	ECONOMIC DEVELOPMENT MATTERS	MR. JOE FURMAN	
	A. Conceptual Plan for Business and Technology Park		65
	B. Economic Development Commission (EDC) Report/Discussion		
	C. Appalachian Enterprise Center (AEC)		89
9:45 AM	PLANNING AND INSPECTIONS MATTERS	MR. JOE FURMAN	
	A. Update on Greenway Projects		
11:15 AM	MISCELLANEOUS & COMMISSIONER MATTERS	MR. DERON GEOUQUE	
	A. Health Savings Account Banking Relationship		
	B. Update on New DSS Director		
	C. State Issues		
	D. Commissioners Matters		
11:45 AM	WRAP UP, GOALS & OBJECTIVES, BOARD DIRECTIVES		
12:00 PM	ADJOURN		

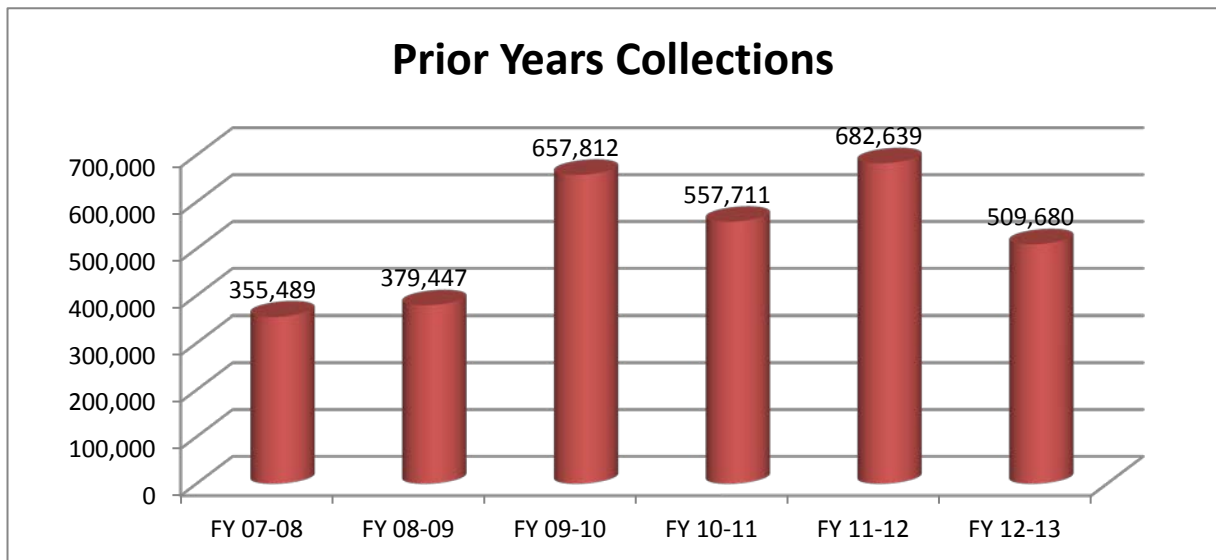
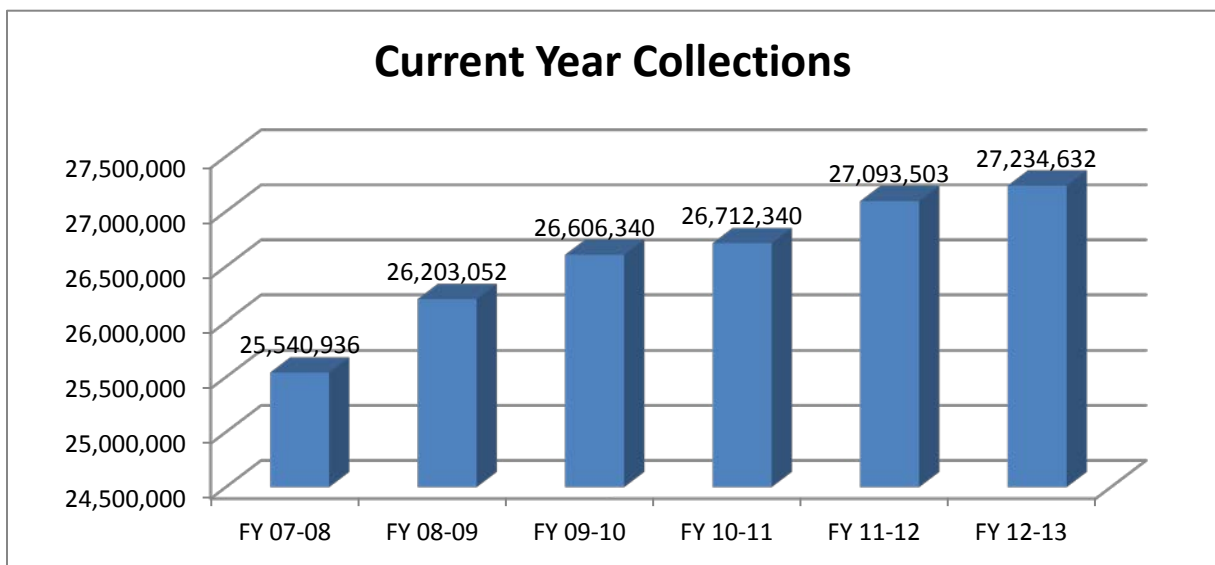
REVENUE SUMMARY REPORT

These numbers reflect 58% of Fiscal Year completed.

	Actual Revenues Thru 1-31 of Each Year				Budget FY 13-14	Actual at 1/31/2014	Percent Collected
	FY 09-10	FY 10-11	FY 11-12	FY 12-13			
Property Tax	25,171,576	25,444,486	25,585,429	26,058,877	27,528,386	26,489,912	96.2%
Sales and Other Taxes	4,689,810	4,336,034	4,527,831	4,359,856	9,869,435	4,726,544	47.9%
Grants & Other Restricted	676,237	490,746	379,505	300,465	2,352,193	743,150	31.6%
Sales and Services	202,481	58,252	57,141	116,365	241,605	168,715	69.8%
Planning and Inspections	114,639	111,737	85,346	158,184	200,000	126,157	63.1%
Register of Deeds	433,062	386,815	374,351	378,311	614,000	387,291	63.1%
Recreation							
Aquatics	29,650	31,824	36,903	42,196	65,000	44,220	68.0%
Programs & other revenue	88,018	86,390	89,678	103,103	235,000	150,880	64.2%
Project on Aging							
Program & other revenues	249,826	258,547	270,650	253,920	413,270	236,082	57.1%
Town of Boone Grant	1,393	-	-	-	-	-	
Other	980,704	385,115	682,260	499,312	3,407,699	1,229,726	36.1%
General Fund Total:	32,637,396	31,589,946	32,089,094	32,270,589	44,926,588	34,302,677	76.4%
Social Services	2,593,185	2,631,483	2,783,159	2,360,760	5,317,774	2,671,116	50.2%
Solidwaste	3,167,199	3,578,982	3,194,801	3,127,026	4,489,741	3,338,828	74.4%

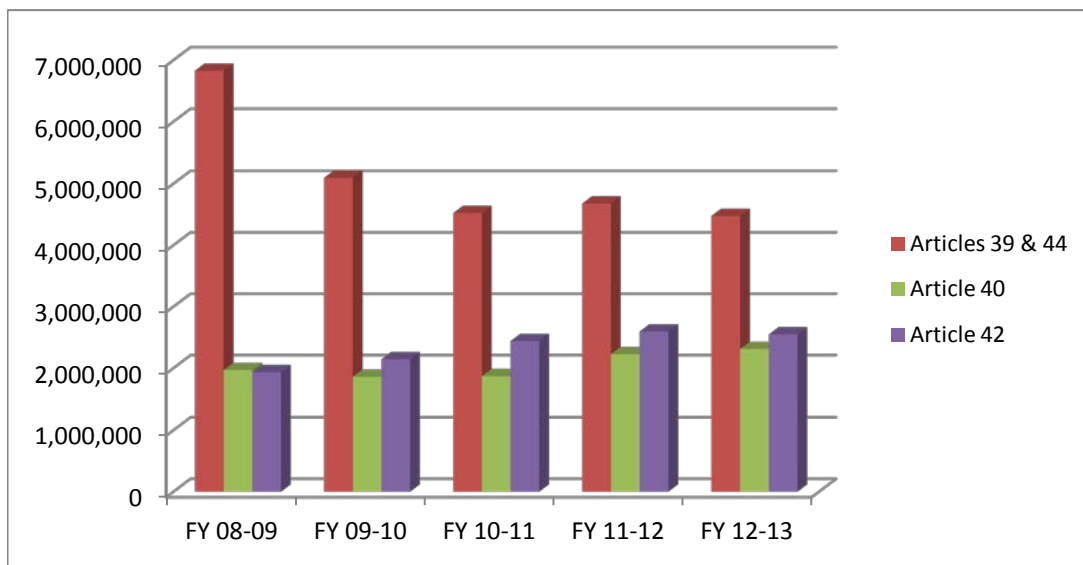
County Property Tax Revenue Summary

	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Current Year Collections	25,540,936	26,203,052	26,606,340	26,712,340	27,093,503	27,234,632
Prior Years Collections	355,489	379,447	657,812	557,711	682,639	509,680
Totals	25,896,425	26,582,499	27,264,152	27,270,051	27,776,142	27,744,312



Sales Tax Revenue Summary

Description	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Articles 39 & 44	6,827,134	5,095,182	4,520,994	4,676,977	4,475,326
Article 40	1,967,510	1,858,956	1,867,834	2,226,080	2,310,745
Article 42	1,934,607	2,144,574	2,439,125	2,594,877	2,546,948
Totals	10,729,251	9,098,712	8,827,953	9,497,934	9,333,019
Growth	-13.64%	-15.20%	-2.98%	7.59%	-1.74%



Articles of Sales Tax Distribution

All information regarding the explanation of the Local Sales & Use Tax Distribution can be obtained from G.S. 105-463 through G.S 105-538.

Article 39 – Article 39, being distributed by point of sale, is the purest form of the Local S & U Tax. Basically, any sale that occurs in a given county will result in the Article 39 portion returning to that county. Any refund identified as being from a specific county will have the Article 39 portion refunded from that county as well. Beginning with the October 2003 Collections, the Article 39 portion contains the “food tax” as instructed in G.S. 105-469.

Article 40 – Article 40 is distributed based upon a county's population in relation to the state population total. A portion of the “food tax” is also included in Article 40 and can be separately identified in our Distribution Report. Article 40 is subject to an adjustment factor as identified in G.S. 105-486(b). This section contains the Article 40 portion of any refund.

Article 42 – Article 42 was previously distributed based upon a county's population in relation to the state population total. Effective with the November 2009 collections distributed in January 2010, Article 42 tax is distributed on a point of sale basis. A portion of the “food tax” is also included in Article 42 and can be separately identified in our Distribution Report. The portion of the “food tax” included in Article 42 is subject to an adjustment factor as identified in G.S. 105-486(b). This section contains the Article 42 portion of any refund.

Article 44 – Effective with the November 2009 collections distributed in January 2010, Article 44 tax is repealed. However, Article 44 will continue to incur amounts due to late filed returns, audits, and refunds that affect periods prior to October 1, 2009. Negative amounts will occur periodically as refunds are processed by the Department in the future.

City Hold Harmless – Counties are required to hold eligible municipalities in each county harmless from the repeal of Article 44. Calculations are made to approximate the amount of Article 44 tax previously received by eligible municipalities. Effective October 1, 2008, the City Hold Harmless portion of the Distribution was calculated to provide eligible municipalities a replacement amount for the 0.25% of Article 44 that was repealed. Effective October 1, 2009, the calculation for the City Hold Harmless portion of the Distribution was changed to provide eligible municipalities a replacement amount for the final 0.25% of Article 44 that was repealed.

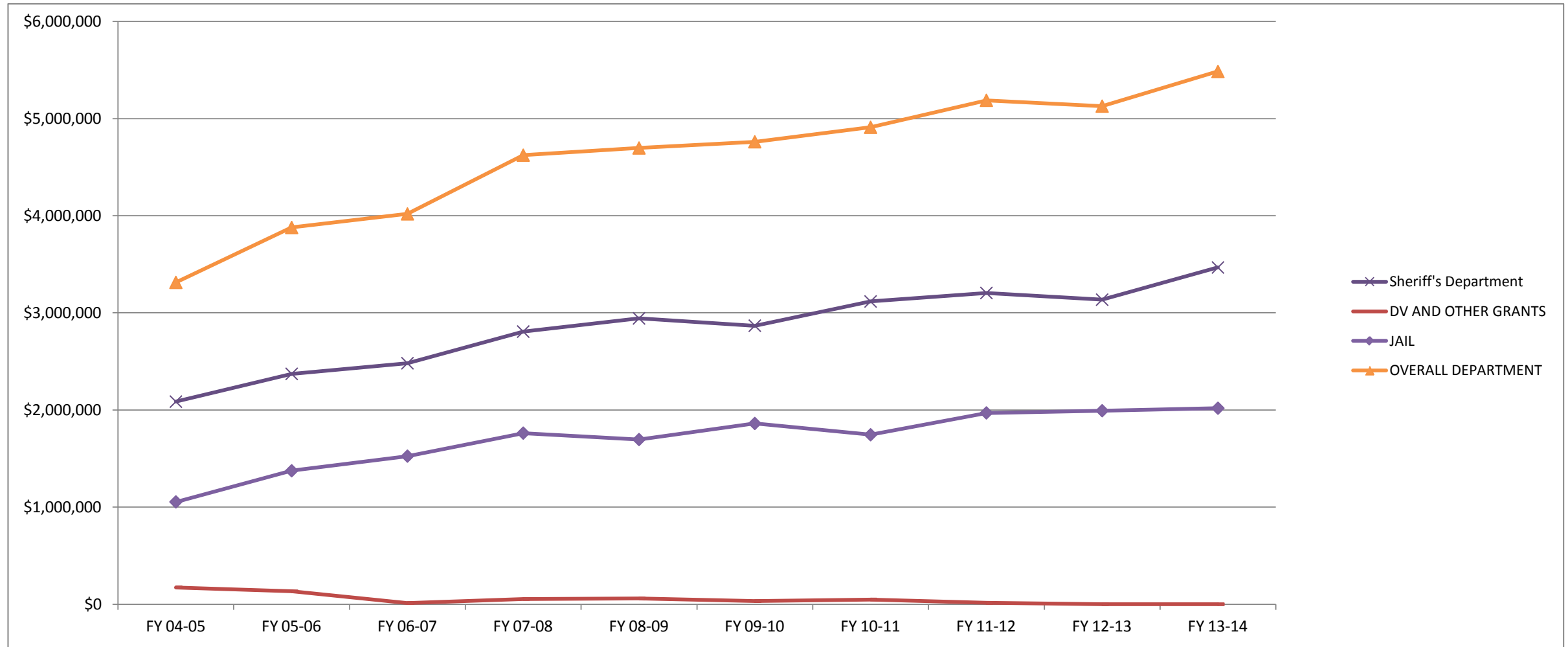
Expenditure Budget to Actual Comparison

The expended numbers reflect 58% of the Fiscal Year completed.

Department or Area	Fiscal Year 2013-14				Fiscal Year 2012-13	
	FY 13-14 Budget	Expended Thru 01/14	% of Budget Expended	Percent of Budget	Expended Thru 01/13	% of Budget Expended
Governing Body	62,082	33,080	53.3%	0.14%	34,877	55.5%
Administration	326,305	195,823	60.0%	0.73%	167,250	52.2%
Finance	363,776	232,696	64.0%	0.81%	194,730	54.6%
Tax	1,485,231	715,400	48.2%	3.31%	544,752	36.6%
Tag Office	155,351	91,966	59.2%	0.35%	84,281	53.1%
Legal	50,000	17,017	34.0%	0.11%	24,170	36.9%
Court Facilities	2,800	900	32.1%	0.01%	656	43.7%
Elections	312,765	177,240	56.7%	0.70%	245,901	74.1%
Register of Deeds	469,190	264,226	56.3%	1.04%	225,487	47.7%
General Administration	1,202,586	368,077	30.6%	2.68%	567,415	53.2%
Information Technology	772,300	469,059	60.7%	1.72%	474,104	60.4%
Maintenance	1,131,110	615,181	54.4%	2.52%	559,438	56.4%
Public Buildings	2,304,823	574,445	24.9%	5.13%	820,222	46.9%
Sheriff	3,412,160	2,087,934	61.2%	7.59%	1,711,313	52.9%
Jail	2,018,415	1,204,174	59.7%	4.49%	1,118,948	56.7%
Emergency Services	741,890	447,355	60.3%	1.65%	382,292	52.1%
Emergency Management	1,307,869	823,680	63.0%	2.91%	354,040	53.1%
Planning & Inspections	593,800	357,142	60.1%	1.32%	318,540	55.7%
Medical Examiner	25,000	11,200	44.8%	0.06%	19,300	77.2%
Ambulance & Rescue Squads	1,166,165	688,451	59.0%	2.60%	589,128	59.8%
Animal Control	125,645	74,487	59.3%	0.28%	66,362	53.6%
Transportation	160,415	42,070	26.2%	0.36%	37,629	25.5%
Forestry	43,798	15,080	34.4%	0.10%	21,943	40.9%
Economic Development	93,635	49,988	53.4%	0.21%	11,528	23.8%
Cooperative Extension	261,617	103,015	39.4%	0.58%	118,055	46.4%
Soil Conservation	117,864	61,638	52.3%	0.26%	68,427	53.1%
Public Health	568,183	378,789	66.7%	1.26%	331,440	58.3%
Mental Health	171,194	85,597	50.0%	0.38%	110,597	50.0%
Project on Aging	1,230,776	677,102	55.0%	2.74%	630,545	49.7%
Veteran's Service	101,625	57,939	57.0%	0.23%	48,697	44.7%
Special Appropriations	459,222	276,145	60.1%	1.02%	263,961	59.8%
Watauga Co. Bd of Education	13,055,571	8,515,895	65.2%	29.06%	7,491,324	56.4%
CCC&TI, Watauga Campus	835,009	417,505	50.0%	1.86%	405,490	50.0%
Library	509,850	339,900	66.7%	1.13%	288,750	58.3%
Parks & Recreation	931,548	490,879	52.7%	2.07%	474,529	53.6%
Transfers to Other Funds	8,357,018	4,178,509	50.0%	18.60%	4,037,385	50.0%
General Fund Totals	44,926,588	25,139,584	56.0%		22,843,506	53.2%
Debt Service-Education	7,074,773	1,021,747	14.4%	90.65%	900,558	12.9%
Debt Service-Other	729,398	367,981	50.4%	9.35%	381,105	46.9%
Social Services	5,317,774	3,137,946	59.0%		2,840,519	56.1%
Solidwaste	4,489,741	2,579,593	57.5%		2,122,089	50.4%

WATAUGA SHERIFF'S DEPARTMENT 10 YEAR BUDGET REVIEW

	ACTUALS									BUDGET
	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
SHERIFF'S DEPARTMENT	\$2,086,157	\$2,372,110	\$2,481,308	\$2,807,134	\$2,943,063	\$2,867,881	\$3,117,304	\$3,204,764	\$3,136,036	\$3,467,160
DOMESTIC VIOLENCE AND OTHER GRANTS	\$173,677	\$132,527	\$12,735	\$54,618	\$58,690	\$32,479	\$48,585	\$13,827	\$0	\$0
JAIL	\$1,054,016	\$1,374,434	\$1,524,944	\$1,761,843	\$1,695,835	\$1,861,256	\$1,745,016	\$1,969,969	\$1,992,626	\$2,018,415
TOTALS - SHERIFF'S SUMMARY	\$3,313,850	\$3,879,071	\$4,018,987	\$4,623,595	\$4,697,588	\$4,761,616	\$4,910,905	\$5,188,560	\$5,128,662	\$5,485,575
INCREASE/(DECREASE) :	\$687,932	\$565,221	\$139,916	\$604,608	\$73,993	\$64,028	\$149,289	\$277,655	-\$59,898	\$356,913
# OF NEW POSITIONS FUNDED BY COUNTY	18	2	3	3	4	1	0	1	2	0

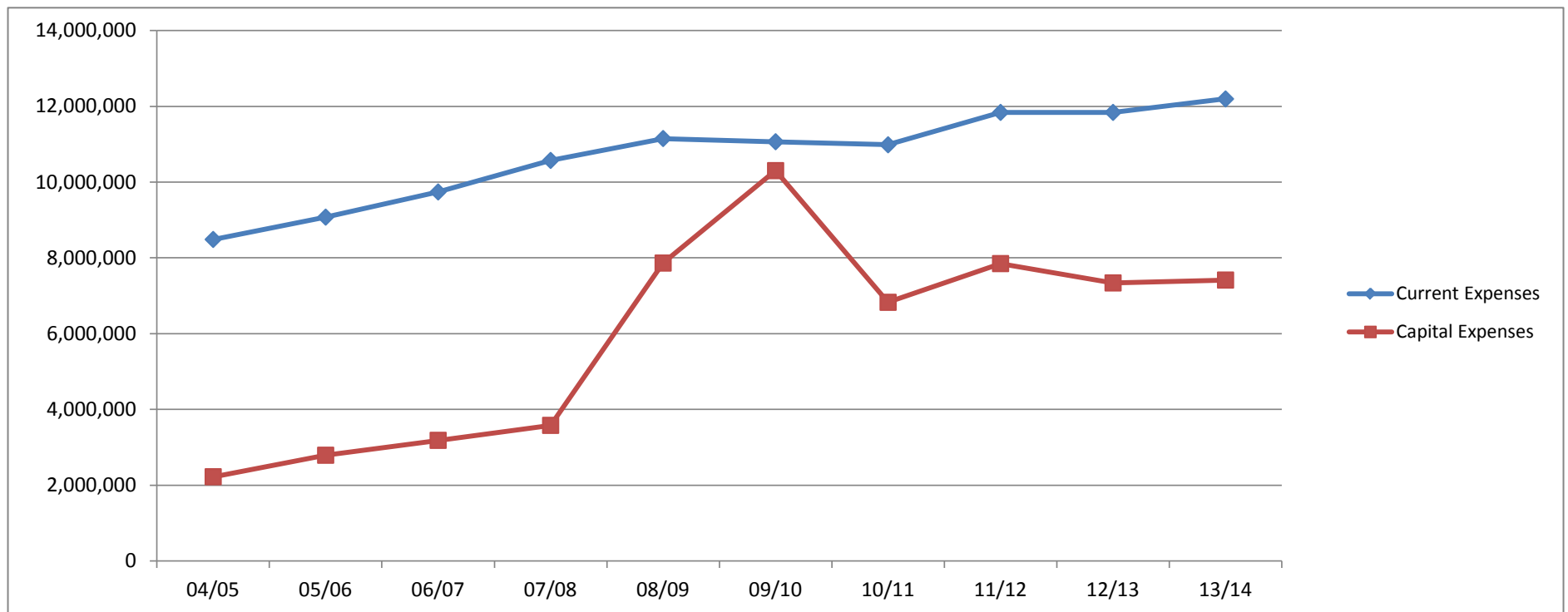


Ten Year County Funding Summary for Watauga County Schools

Fiscal Year	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Current Expenses										
Current Operating	8,487,100	9,075,796	9,740,344	10,572,168	11,150,085	11,065,679	10,984,774	11,839,645	11,839,645	12,194,834
Annual Inc/(Dec)		588,696	664,548	831,824	577,917	(84,406)	(80,905)	854,871	-	355,189
WCS Fund Balance										
Operating Inc/(Dec)	246,518	68,380	(109,079)	(797,113)	(1,267,574)	891,916	941,014	2,077,158	35,992	n/a
Capital Expenses										
Additional Projects			40,000	215,400	290,250	3,461,824	50,000	0	0	0
Debt Service	1,054,900	1,803,089	2,150,401	2,282,937	6,673,028	6,514,178	6,370,571	7,528,099	6,999,071	7,074,773
Current Capital	619,588	819,588	745,215	832,360	650,404	326,909	407,814	321,574	340,400	0
Capital Projects Fund	550,000	170,000	250,000	250,000	250,000	0	0	0	0	340,400
Subtotal of Capital	2,224,488	2,792,677	3,185,616	3,580,697	7,863,682	10,302,911	6,828,385	7,849,673	7,339,471	7,415,173
Annual Inc/(Dec)	(2,957)	568,189	392,939	395,081	4,282,985	2,439,229	(3,474,526)	1,021,288	(510,202)	75,702
WCS Fund Balance										
Capital Inc/(Dec)	(85,171)	(143,182)	12,568	(28,199)	(58,934)	(19,096)	(26,439)	60,276	(92,109)	n/a
Total Funding										
Annual Inc/(Dec)	(45,945)	1,156,885	1,057,487	1,226,905	4,860,902	2,354,823	(3,555,431)	1,876,159	(510,202)	430,891

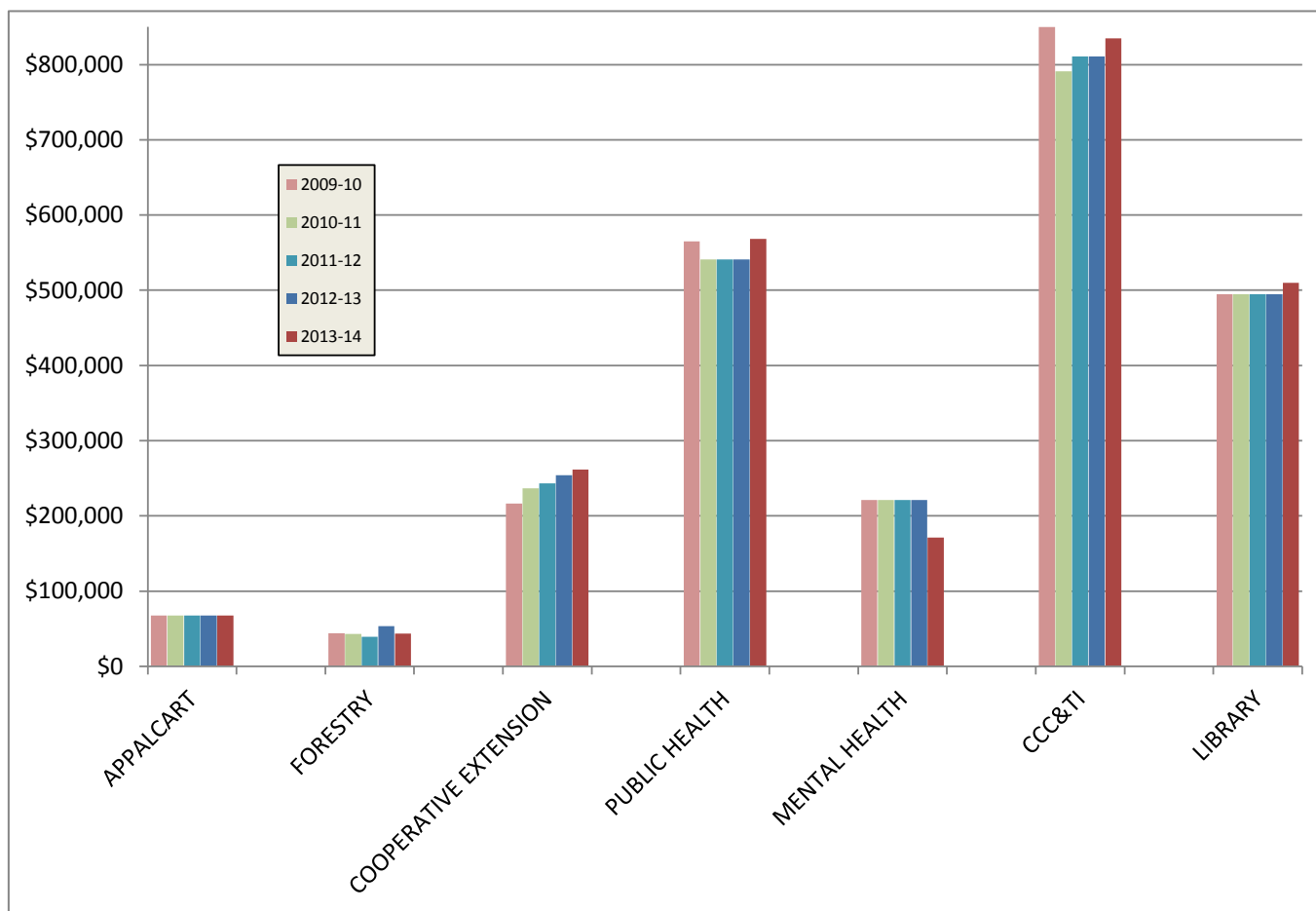
Average Annual Increase in Current Expense Funding: 4.51% \$ 411,970
 Average Annual Increase in Total Funding: 7.03% \$ 885,247

Total Dollar Increase in School Funding for the past 10 years: \$ 8,898,419



Agency Funding Summary

AGENCY	ACTUAL EXPENDITURES 2009-10	ACTUAL EXPENDITURES 2010-11	ACTUAL EXPENDITURES 2011-12	ACTUAL EXPENDITURES 2012-13	BUDGETED EXPENDITURES 2013-14
APPALCART	\$67,495	\$67,495	\$67,495	\$67,495	\$67,495
FORESTRY	\$43,933	\$42,942	\$39,295	\$53,635	\$43,798
COOPERATIVE EXTENSION	\$216,590	\$236,811	\$243,068	\$254,203	\$261,617
PUBLIC HEALTH	\$565,127	\$541,127	\$541,127	\$541,127	\$568,183
MENTAL HEALTH	\$221,194	\$221,194	\$221,194	\$221,194	\$171,194
CCC&TI	\$868,850	\$790,851	\$810,980	\$810,980	\$835,009
LIBRARY	\$495,000	\$495,000	\$495,000	\$495,000	\$509,850
TOTALS	\$2,478,189	\$2,395,420	\$2,418,159	\$2,443,634	\$2,457,146



SPECIAL APPROPRIATIONS

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
BEECH MTN. PARKS & RECREATION	13,000	3,000	2,500	2,500	12,500	3,500	3,000	5,615	10,000	5,000	5,000	2,500	2,500	2,500
BLOW.ROCK PARKS & RECREATION-POOL	-	-	-	-	-	-	-	18,500	25,000	25,000				
BLOW.ROCK PARKS & RECREATION	10,000	10,000	10,000	10,000	15,000	17,500	17,500	17,500	17,500	17,500	17,500	15,000	15,000	15,000
BLOWING ROCK CHAMBER OF COMM.	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	9,000	4,000	4,000	-	-	-
BLOWING ROCK PERFORM. ARTS CTR.	-	-	-	-	-	-	-	16,500	10,000	10,000	-	-	-	-
BLOWING ROCK STAGE COMPANY	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-	-
BOONE AREA CHAMBER OF COMMERCE	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	7,500	-	-
CHILDREN'S COUNCIL-WATAUGA CO.	2,000	2,000	2,000	2,000	2,000	5,000	5,000	35,000	5,000	5,000	5,000	2,500	-	-
COMMUNITY CARE CLINIC	-	-	-	-	-	-	-	5,600	15,600	22,500	24,000	22,500	22,500	17,000
COVE CREEK PRESERV. & DEVELOP.	225,000	-	-	-	-	-	-	-	-	-	-	-	-	-
FOSCOE GRANDFATHER COMM. CTR.	10,000	10,000	5,000	5,000	5,000	5,000	2,000	2,000	2,000	2,000	2,000	-	-	5,000
FOSTER GRANDPARENT PROGRAM	-	-	-	-	-	1,000	1,000	1,100	1,100	1,100	1,100	1,100	1,100	-
GREEN VALLEY COMMUNITY PARK	10,000	-	-	-	-	-	50,000	20,000	15,000	15,000	15,000	10,000	10,000	8,000
HICKORY RIDGE HOMESTEAD	1,000	1,000	1,000	1,000	-	-	-	-	-	-	-	-	-	-
HOSPITALITY HOUSE - WECAN	-	-	-	-	-	2,750	2,750	3,025	3,025	3,025	3,025	2,000	1,000	2,500
HOSPITALITY HOUSE-CO. ALLOC	5,900	5,000	5,000	5,000	5,000	6,500	6,500	9,475	9,475	9,475	11,000	-	-	-
HUNGER COALITION	10,000	10,000	10,000	10,000	10,000	11,500	11,500	12,500	12,500	12,500	14,000	14,000	14,000	8,500
MOUNTAIN ALLIANCE	-	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	10,000
MOUNTAIN RURITAN CLUB	-	-	2,500	2,500	2,500	2,500	-	5,000	-	-	-	-	-	-
OASIS-BUILDING GRANT MATCH	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-	-
OASIS-COUNTY ALLOCATION	8,000	8,000	8,000	8,000	8,000	9,500	9,500	10,000	13,800	10,000	10,000	10,000	10,000	10,000
PARENT TO PARENT	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-
SOUTHERN APP. HIST ASSOC.	5,000	4,000	4,000	4,000	5,000	10,000	10,000	11,100	12,000	12,000	12,000	12,000	20,400	12,000
THE CHILDREN'S PLAYHOUSE	-	-	-	-	-	2,500	2,500	2,500	5,000	5,000	5,000	2,500	-	2,500
VALLE CRUCIS COMM. PARK	10,000	10,000	10,000	15,000	15,000	15,000	15,000	16,000	16,000	16,000	16,000	16,000	16,000	15,000
WAMY	40,976	-	-	-	-	-	-	10,000	-	10,714	10,714	10,714	10,714	10,714
WATAUGA CO. ARTS COUNCIL	7,500	7,500	7,500	7,500	7,500	8,000	8,000	8,800	8,800	8,800	8,800	8,800	8,800	8,800
WATAUGA HUMANE SOCIETY	12,128	7,800	8,200	10,100	20,975	32,694	9,659	-	10,000	10,000	-	475,000	78,000	79,482
WATAUGA OPPORTUNITIES	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000
WYN-COUNTY ALLOCATION	-	-	-	-	20,000	15,000	3,000	3,300	3,300	3,300	4,500	3,300	3,300	1,500
TOTALS:	432,504	140,300	127,700	134,600	180,475	199,944	208,909	280,515	267,100	270,914	241,639	673,414	261,314	241,496

Debt Service Summary

Fiscal Year		1992 Schools	2012 New WHS	New WHS \$10M BB&T	QSCB School BB&T	Jail/ Sheriff RBC	Tweetsie/ Land WELLS FARGO	Total General Fund Debt Service	Baler/Tran. Station	Total Solid Waste Debt Service	Total County Debt Service
		BONDS	LOBs	1.81%	5.8%	3.24%	5.942%		BONDS		
\$0.0341 property tax estimated for debt service on 2008 high school=\$3,021,096											
2013-14	Principal	\$1,149,415	\$0	\$3,540,957	\$129,028	\$333,333	\$260,000	\$5,412,733	\$50,585	\$50,585	
	Interest	\$88,998	\$1,949,725	\$109,883	\$52,385	\$60,750	\$75,315	\$2,337,056	\$3,797	\$3,797	
Total		\$1,238,414	\$1,949,725	\$3,650,840	\$181,413	\$394,083	\$335,315	\$7,749,790	\$54,381	\$54,381	\$7,804,171
<i>*Revenue unknown until Federal budget set</i>											
2014-15	Principal	\$1,116,254	\$595,000	\$2,529,930	\$129,028	\$333,333	\$260,000	\$4,963,545	\$38,746	\$38,746	
	Interest	\$41,478	\$1,949,725	\$45,792	\$44,902	\$49,950	\$59,866	\$2,191,713	\$1,647	\$1,647	
Total		\$1,157,733	\$2,544,725	\$2,575,722	\$173,930	\$383,283	\$319,866	\$7,155,258	\$40,392	\$40,392	\$7,195,651
<i>*Revenue unknown until Federal budget set</i>											
2015-16	Principal		\$3,395,000		\$129,028	\$333,333	\$260,000	\$4,117,361			
	Interest		\$1,931,875		\$37,418	\$39,150	\$44,416	\$2,052,859			
Total			\$5,326,875		\$166,446	\$372,483	\$304,416	\$6,170,220			\$6,170,220
<i>*Revenue unknown until Federal budget set</i>											
2016-17	Principal		\$3,360,000		\$129,028	\$333,333	\$260,000	\$4,082,361			
	Interest		\$1,830,025		\$29,934	\$28,350	\$28,967	\$1,917,276			
Total			\$5,190,025		\$158,962	\$361,683	\$288,967	\$5,999,637			\$5,999,637
<i>*Revenue unknown until Federal budget set</i>											
2017-18	Principal		\$3,355,000		\$129,028	\$333,333	\$260,000	\$4,077,361			
	Interest		\$1,695,625		\$22,451	\$17,550	\$13,518	\$1,749,144			
Total			\$5,050,625		\$151,479	\$350,883	\$273,518	\$5,826,505			\$5,826,505
<i>*Revenue unknown until Federal budget set</i>											
2018-19	Principal		\$3,355,000		\$129,028	\$333,333	\$65,000	\$3,882,361			
	Interest		\$1,561,425		\$14,967	\$6,750	\$966	\$1,584,107			
Total			\$4,916,425		\$143,995	\$340,083	\$65,966	\$5,466,468			\$5,466,468
<i>*Revenue unknown until Federal budget set</i>											
2019-20	Principal		\$3,350,000		\$129,027			\$3,479,027			
	Interest		\$1,427,225		\$7,484			\$1,434,709			
Total			\$4,777,225		\$136,511			\$4,913,736			\$4,913,736
<i>*Revenue unknown until Federal budget set</i>											
2020-21	Principal		\$3,370,000					\$3,370,000			
	Interest		\$1,269,375					\$1,269,375			
Total			\$4,639,375					\$4,639,375			\$4,639,375
<i>*Revenue unknown until Federal budget set</i>											
2021-22	Principal		\$3,385,000					\$3,385,000			
	Interest		\$1,117,725					\$1,117,725			
Total			\$4,502,725					\$4,502,725			\$4,502,725
<i>*Revenue unknown until Federal budget set</i>											
2022-23	Principal		\$3,420,000					\$3,420,000			
	Interest		\$948,475					\$948,475			
Total			\$4,368,475					\$4,368,475			\$4,368,475
<i>*Revenue unknown until Federal budget set</i>											
2023-24	Principal		\$3,455,000					\$3,455,000			
	Interest		\$777,475					\$777,475			
Total			\$4,232,475					\$4,232,475			\$4,232,475
<i>*Revenue unknown until Federal budget set</i>											
2024-25	Principal		\$3,490,000					\$3,490,000			
	Interest		\$604,725					\$604,725			
Total			\$4,094,725					\$4,094,725			\$4,094,725
<i>*Revenue unknown until Federal budget set</i>											
2025-26	Principal		\$3,465,000					\$3,465,000			
	Interest		\$491,300					\$491,300			
Total			\$3,956,300					\$3,956,300			\$3,956,300
<i>*Revenue unknown until Federal budget set</i>											
2026-27	Principal		\$3,505,000					\$3,505,000			
	Interest		\$318,050					\$318,050			
Total			\$3,823,050					\$3,823,050			\$3,823,050
<i>*Revenue unknown until Federal budget set</i>											
2027-28	Principal		\$3,545,000					\$3,545,000			
	Interest		\$142,800					\$142,800			
Total			\$3,687,800					\$3,687,800			\$3,687,800
FY 13/14 thru 27/28											\$76,681,314

Principal	\$2,265,670	\$45,045,000	\$6,070,887	\$903,195	\$1,999,998	\$1,365,000	\$57,649,750	\$89,330	\$89,330	\$57,739,080
Interest	\$130,477	\$18,015,550	\$155,675	\$209,541	\$202,500	\$223,048	\$18,936,790	\$5,443	\$5,443	\$18,942,234

**FY 2014-15
BUDGET SCHEDULE**



January 2014

Capital Improvement Plan packets to department heads.

January 31, 2014

Capital Improvement Program requests returned to County Manager.

Early February 2014

Requests for funding sent to outside agencies.

Late February 2014

Board of Commissioners Retreat with staff. There are typically two sessions with some presentations.

February 25, 2014

Department head staff meeting - budget information packets disbursed. Worksheets due back to Margaret by March 20

April 7-17, 2014

Staff review of expenditure requests and revenue estimates with departments and other agencies. Individual agency and department meetings held during April with budget staff.

May 6, 2014

Staff submits recommended budget to Board of Commissioners for review prior to work sessions.

Early May 2014

Budget work sessions for staff and Board of Commissioners. There are typically two sessions with some presentations.

May 20, 2014 tentatively

Public hearing on County Manager's proposed budget.

June 3, 2014 or June 17, 2014 tentatively

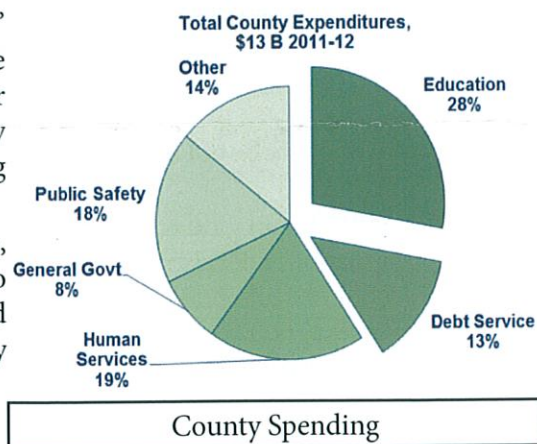
Budget adoption.



Basics of County Financing of Public Schools

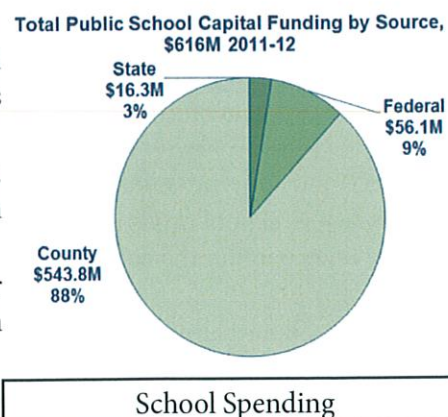
North Carolina's Unique Financing & Governance Structure for Public Education

- NC counties are charged with building, equipping and maintaining school facilities; G.S. 115C-408(b) stipulates that public school facilities requirements will be met by county governments.
- NC counties are recognized statutorily as the local taxing authorities for independently elected school boards; in most other states, the school system acts as its own taxing authority.
- The State of NC is charged with funding school operations, known as current expense; G.S. 115C-408(b) stipulates that the state, from state revenues, will fund public school operating instructional expense as defined in the standard course of study.
- NC counties supplement state school operating expenses. G.S. 115C-426(e) stipulates that local current expense funding, largely meaning county funding of school operations, is "sufficient" when added to state resources, "within financial resources and consistent with the fiscal policies of the board of county commissioners."
- School expenses—operating, capital and debt service—consume nearly 40% of total county annual budgets.
- State statutes expressly permit LEAs to sue counties over "sufficiency" of current expense or capital funding levels, leaving courts to decide sufficiency. School boards are not expressly permitted to sue the state or federal governments for lack of sufficient funding, and no other entity is specifically granted this power to sue a taxing authority over funding sufficiency.
- Some counties have multiple school districts within county boundaries, typically referred to as "city districts"; NC city governments have no authority and do not finance school operations or capital; counties fund city districts by allocating school operating dollars proportionately based on per pupil allotment.

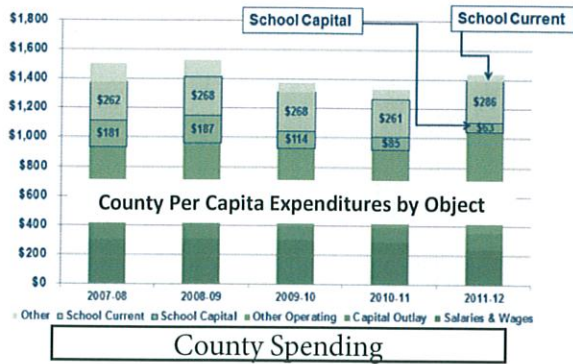


County Funding of School Capital Needs

- County appropriations for school capital projects are usually project-specific.
- As local taxing authority, counties issue debt for school construction and renovation projects. The school facility asset reverts to the school board's ownership while the liability remains with the county.
- School districts must report school capital needs per a statewide 5-year survey. Based on the most recent survey, school systems report nearly \$8.2 billion in school construction and renovation needs.
- Counties are required to set aside a portion of county-levied sales taxes for school capital needs, 45% of one penny tax levy or roughly \$350 million in 2013.
- Property tax revenues are also an important source of county funding for school facilities. Counties are increasingly relying on property taxes as state-shared sources of revenue, such as corporate tax (ADM Fund) and lottery proceeds, dry up.



County School Capital Funding Drops in Recession, Per Capita

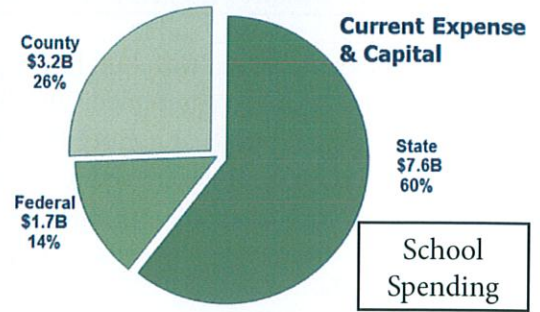


- During the recession, counties sacrificed school capital investments to maintain classroom operations support. Between 2008 and 2012, county school capital investment plummeted from \$1.4 billion in 2008 to \$545 million in 2012.

County Funding of Current Expense (School Operating)

- NC counties fund \$3.2 billion to support 26% of public schools' total spending.
- Counties spend over \$2.5 billion to augment state school operating dollars.

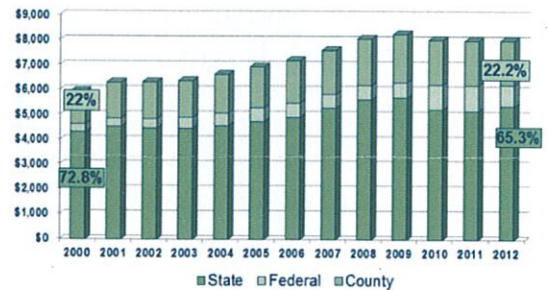
Total Public School Funding by Source, \$12.5B 2011-12



Trends in County School Funding

- County funding of current expense has been growing over time; federal funds have been substituted for state funds over time.

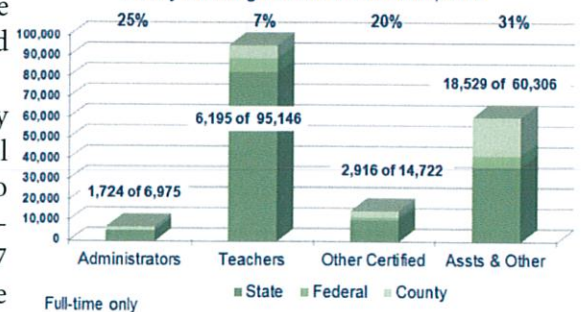
Sources of Per Pupil Funding, CE (Excludes Nutrition)



Mechanics of County School Funding

- Counties generally provide school current expense funds in a lump sum appropriation, allocating 1/12 of the total appropriation each month; school systems may use county current expense dollars on any allowable expenditure, including additional school personnel (see chart). School districts largely use county dollars for non-certified and administrator positions.
- Counties and school boards may agree to fund teacher salary supplements, using county funds, to increase the state school personnel salary schedule. School boards may use county funds to supplement other school personnel through supplements. In 2012-13, 106 LEAs funded teacher salary supplements, ranging from \$147 to \$6,031 annually, with a weighted state average of \$3,478. 108 have principal supplements, ranging from \$175 to \$28,673 annually, with a weighted state average of \$11,338. Total county costs for all supplements, including teachers, principals, coaches, band leaders, and superintendents, exceed \$430 million annually.
- State surplus school funds revert to state at close of fiscal year while county surplus funds remain in the school district's fund balance under the control of the school board. From 2008 to 2012, school fund balances increased 79% to \$664.7 million.
- The school board allocates county funds to individual schools—counties cannot allocate funds directly to schools.
- Each school district must share its county current expense funds, but not capital funds, with charter schools based on per pupil allocation for each charter school student whose home residency is in the county. County school funding for charter schools follows the student, including those students who attend charter schools outside of the county.

County Funding of School Personnel, 2013



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WCS approves laptop proposal

Originally published: 2014-01-14 18:48:16
Last modified: 2014-01-14 18:49:01

by Allison Haver

The Watauga County Board of Education unanimously approved Monday the proposal for the "WCS 1:1" initiative, the school's program that provides laptops to students.

Chris Devera, director of technology services for Watauga County Schools, presented the proposal.

Devera and a planning committee met weekly in preparation for Monday night's proposal presentation to the board.

"We are a group of nine and we meet weekly. On occasion the group would grow to 12 when additional info or resources was needed," said Devera in an email.

The school board approved the budget amendment to fund the WCS 1:1 initiative's overall cost of \$1.9 million.

The approved proposal calls for a three-year lease, which would include the years 2014-2017. Hewlett-Packard is the selected vendor for the initiative and was the best choice, according to Devera.

"HP was very price-competitive and had the best options, we were impressed by them," Devera said.

Laptops provided will be the HP Elitebook 820 G1, and the devices will be issued to all K-12 teachers and students in grades 8 through 12. Students in grades 6 through 7 will share the equipment.

The accepted plan also budgeted in other items needed to make the initiative a success such as backpacks for grades 8-12, laptop carts for grades 6-7 and instructional technology for staff.

HP will purchase WHS's current Dell laptops at a cost of \$50 per computer, which would generate \$70,000 for the Watauga County school system.

Interim Superintendent David Fonseca thanked the board for approving the plan and amending the budget.

"Thank you for your mission of investing in our children," Fonseca said.

the Y
FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

**SNOW DAY
FUN FOR
EVERYONE**

WILLIAMS YMCA AND AVERY COUNTY SCHOOLS SNOW DAY CAMP

Snow Camp will only take place on Optional Teacher Workdays when Avery County Schools are closed for inclement weather.

Snow Camp will be available Monday - Friday, January 2, 2014 - February 28, 2014

Parents will be asked to provide transportation to and from the elementary school. Students will be asked to bring their lunch each day. Daily activities will consist of arts and crafts projects, active and quiet games, sports, outdoor play, swimming at the YMCA and study time.

- Only on Optional Teacher Workdays (When schools are closed for students and teachers there will be NO Snow Camp)
- Snacks will be provided
- Students need a bag lunch, snow clothes, swimming clothes and towel each day

Cost - \$10 pre registration fee (must be paid by January 3, 2014)

\$15 Pre registered rate / \$20 drop-in rate
\$200 one time all winter fee

When: Optional Teacher Workdays from December 1-February 28, 2014

Time: 7:45am-3:00pm

Location: Newland Elementary School
750 Linville Street Newland, NC 28657

Information: 828-737-5500 or allisonv@ymcaavery.org

www.ymcaavery.org



ASU Sports

ASU Sports

Beyond the Ball Episode 3

Tony Washington - NFF Awards Press

App State vs Western Press Conference

Highlights

Local Business Marketplace

WATAUGA
COUNTY SCHOOLS
CAPITAL
IMPROVEMENT
PLAN (2014-2025)

WATAUGA COUNTY SCHOOLS CAPITAL IMPROVEMENT PLAN 2014 – 2025

The information contained in this booklet outlines the long range plan for the Watauga County School System's facilities capital improvement requirements for the period of 2014 to 2025. The cost estimates were determined by using North Carolina Department of Instruction facilities cost data, actual local estimates, or other generally accepted facilities cost metrics. The cost estimates contained in this booklet are for long range budget planning and do not reflect any yearly increases due to cost increases in labor or materials. The Watauga County School System consists of eight elementary school campuses, one high school campus, a central administrative office, a maintenance department and a transportation department. The system has over 900,000 square feet of building space and approximately 260 acres of land.

Watauga County School System conducted an architectural review of the elementary schools last year in an effort to update the capital improvement plan. The service of David R. Jones Architecture was obtained to provide a report on the condition of our schools. The Board of Education will receive the report in February 2014. Watauga County School System will review Mr. Jones' report and use this as the baseline document to establish a new Capital Improvement Plan for the years 2015-2025. One item that will change throughout the new Capital Improvement Plan will be to change all lighting in the K-8 schools from T-12 fluorescent lighting to LED lighting. The price of LED lighting and subsequent energy savings has drastically improved and WCS will be working with vendors to price this upgrade.

**WATAUGA COUNTY SCHOOLS
CAPITAL IMPROVEMENT PLAN
2014 – 2024**

<u>FISCAL YEAR</u>	<u>PROJECT</u>	<u>PROJECTED CONSTRUCTION COST</u>
2014/2015	Green Valley School	
	● Upgrade electrical service	60,300.00
	● Gym lighting upgrade (LED)	12,400.00
	Mabel School	
	● Upgrade electrical service	45,200.00
	● Install new above ground fuel tank	67,000.00
	● Resurface parking lot	110,000.00
	● Gym lighting upgrade (LED)	12,400.00
	Bethel School	
	● Upgrade electrical service & lighting	59,850.00
	● Gym lighting upgrade (LED)	16,100.00
	● Partial shingle roof replacement	35,500.00
	Blowing Rock School	
	● Upgrade electrical service	75,400.00
	● Gym lighting upgrade (LED)	14,900.00
	Parkway School	
	● Partial flat roof replacement	72,000.00
TOTAL 2014/2015		581,050.00

<u>FISCAL</u> <u>YEAR</u>	<u>PROJECT</u>	<u>PROJECTED</u> <u>CONSTRUCTION COST</u>
2015/2016	Hardin Park School	
	● Replace of air handler units (main bldg.)	298,500.00
	● Upgrade electrical service & lighting	342,000.00
	● Replace boiler in center	33,500.00
	● Gym lighting upgrade (LED)	16,100.00
	Valle Crucis School	
	● Upgrade electrical service	60,300.00
	● Gym lighting upgrade (LED)	15,000.00
	□ Parkway School	
	● Upgrade electrical service	75,300.00
● Gym lighting upgrade (LED)	12,400.00	
TOTAL 2015/2016		853,100.00
2016/2017	Cove Creek School	
	● Resurface bus all parking lots	108,800
	● Upgrade electrical service	60,300.00
	● Gym lighting upgrade (LED)	7,500.00
	Hardin Park School	
☼ Install air conditioning throughout campus	1,593,750.00	
TOTAL 2016/2017		1,770,350.00

<u>FISCAL</u> <u>YEAR</u>	<u>PROJECT</u>	<u>PROJECTED</u> <u>CONSTRUCTION COST</u>
2017/2018	Bethel School	
	● Replace rotted floor timbers in area with crawl space & remodel 2 classrooms in basement of rock bldg.	383,400.00
	Blowing Rock School	
	● Resurface front parking area	80,000.00
	● Renovate science lab	45,600.00
	● Renovate bathrooms on 3/5 hallway	57,000.00
	Maintenance Building	
	● Resurface parking lot	70,000.00
	Transportation	
	● Resurface parking lot	70,000.00
	Central Office	
	● Increase parking area	95,000.00
	Parkway School	
	☼ Install air conditioning throughout campus	1,093,750.00
TOTAL 2017/2018		1,894,750.00
2018/2019		
	Valle Crucis	
	● Replace single ply roofing (flat roof)	202,500.00
	Green Valley School	
	☼ Install air conditioning throughout campus	813,750.00
	Valle Crucis School	
	☼ Install air conditioning throughout campus	808,000.00
TOTAL 2018/2019		1,824,250.00

<u>FISCAL</u> <u>YEAR</u>	<u>PROJECT</u>	<u>PROJECTED</u> <u>CONSTRUCTION COST</u>
2019/2020		
	Central Office	
	• Upgrade electrical service	4,200.00
	Mabel School	
	• Resurface parking lot	74,100.00
	Blowing Rock School	
	☼ Install air conditioning throughout campus	881,000.00
	Cove Creek School	
	☼ Install air conditioning throughout campus	798,750.00
TOTAL 2019/2020		1,758,050.00
2020/2021		
	Central Office	
	• Additional office space	325,000.00
	Bethel School	
	☼ Install air conditioning throughout campus	600,000.00
	Mabel School	
	☼ Install air conditioning throughout campus	596,250.00
	Central Office	
	☼ Replace heating and cooling system	65,000.00
TOTAL 2020/2021		1,586,250.00
2021/2022	Valle Crucis School	
	• Furnishings for 4 classroom bldg	108,400.00
	• Construct a new 4 classroom bldg.	1,132,500.00
	• Demolish 4 classroom bldg. that floods	57,600.00
TOTAL 2021/2022		1,298,500.00 □

<u>FISCAL</u> <u>YEAR</u>	<u>PROJECT</u>	<u>PROJECTED</u> <u>CONSTRUCTION COST</u>
2022/2023	Bethel School	
	● Install new roof (shingles and single ply flat roof)	205,200.00
	● Waste water treatment plant	285,000.00
	Central Office	
	● Install new single ply roof	94,400.00
	● Resurface parking lot & drive	85,400.00
	Maintenance	
	● Install new single ply roof	112,600.00
	TOTAL 2022/2023	782,600.00
	2023/2024	Bethel School
● Replace entrance doors		30,000.00
● Resurface parking lot		102,600.00
● Install boiler in main building		51,300.00
Blowing Rock School		
● Replace entrance doors		30,000.00
Cove Creek School		
● Replace entrance doors		30,000.00
Green Valley School		
● Replace entrance doors		30,000.00
● Resurface bus parking lot		102,600.00
Hardin Park School		
● Replace entrance doors		45,200.00
● Resurface parking lots front & rear		256,500.00
Mabel School		
● Replace entrance doors		30,000.00
● Replace both boilers		102,600.00
Parkway School		
● Replace entrance doors		30,000.00
Valle Crucis School		
● Replace entrance doors	30,000.00	
TOTAL 2023/2024	870,800.00	

<u>FISCAL</u> <u>YEAR</u>	<u>PROJECT</u>	<u>PROJECTED</u> <u>CONSTRUCTION COST</u>
2024/2025	Blowing Rock School	
	• Replace small boiler	33,500.00
	Cove Creek School	
	• Replace both boilers	102,600.00
	• Replace waste water treatment plant	305,000.00
	Mabel School	
	• Replace waste water treatment plant	305,000.00
TOTAL 2024/2025		746,100.00
CAPITAL IMPROVEMENT 2013/2023		14,418,400.00

Revised: 31Jan 2014



Memorandum

TO: Deron Geouque, Watauga County Manager
Watauga County Board of Commissioners

FROM: Wright Tilley, Executive Director

RE: TDA Update for Watauga County Board Retreat

DATE: 2/10/14

The Watauga County Tourism Development Authority (TDA) is pleased to make a report at the 2014 Watauga County Commissioners' Retreat.

Attached to this memo is a copy of the FY 12/13 year-end occupancy tax collection chart showing multiple years, a copy of the FY 13/14 Occupancy Tax chart through December 2013 comparing current fiscal year to last fiscal year, and a copy of the 2013 Calendar Year occupancy tax collections compared to calendar year 2012.

Also attached are some reports from the NC Commerce Department regarding Watauga County tourism statistics for 2012 and a chart from the NC Division of Tourism showing Watauga County as 7th in the state for tourism growth in 2012.

Below are some bulleted highlights from FY 12/13 and FY 13/14 so far.

Watauga TDA Highlights:

- **Closed the FY 12/13 fiscal year with an increase in occupancy tax revenue of 10.6%, which amounts to a \$ 93,989.19 increase in occupancy tax funds.**
- **Current FY 13/14 Fiscal Year occupancy tax collections are up 2.8% over last year for July through December.**
- **Calendar year 2013 occupancy tax collections were up 6.47% over the 2012 calendar year, which amounts to a \$60,617.13 increase in occupancy tax collections.**
- **According to the NC Division of Tourism, our calendar year 2012 increase in visitor spending ranked Watauga County as 7th out of 100 counties for growth in visitor spending for 2012. (see attached chart)**



- **Watauga County continues to be ranked 19th out of North Carolina's 100 counties in terms of overall travel impact. (NC Commerce)**
- **Domestic tourism in Watauga County generated an economic impact of \$210.99 million in 2012, a 6.8% increase from 2011. (NC Commerce)**
- **State and local tax revenues from travel to Watauga County amounted to \$18.41 million. This represents a \$350.55 tax savings to each county resident. (NC Commerce)**
- **More than 2,490 jobs in Watauga County were directly attributable to travel & tourism. (NC Commerce)**
- **The TDA continued to support the Watauga County Choose & Cut program in 2013 with a \$10,000 marketing grant to the Watauga County Christmas Tree Association.**
- **In December 2013, the Watauga County TDA made its final \$150,000 marketing payment to Tweetsie Railroad per the terms of the Cooperative Marketing Agreement entered into in December 2008. The agreement called for (6) years of annual payments to Tweetsie to help with marketing of the theme park.**
- **The Watauga County TDA continued it's participation in the High Country Marketing Co-op with other area TDAs and private businesses to market the NC High Country as a regional destination. This is in addition to our own marketing program.**
- **The Watauga County TDA recently completed an RFP process for a new Advertising/Marketing Agency of Record. We selected an agency out of Raleigh, NC named Clean Design as our new ad agency. They are currently in the process of evaluating our brand and marketing strategies and will then make recommendations for re-branding, new marketing strategies and for our FY 2014/15 media plan. This will include new ad creative for all mediums of advertising.**
- **In addition to a new advertising agency, the Watauga TDA also recently hired a website development company to design and build a new website on a responsive design platform. This new platform will optimize our website for all devices including regular desktop computers, laptops, tablets and mobile phones. The company we selected is named SimpleView and they are the industry leader in building websites for destination marketing organizations, CVBs, and TDAs.**



TDA Infrastructure Project Update

- **Rocky Knob Park:**

The TDA has been working with the County to bid the construction of bathrooms at Rocky Knob Park. Bids are due February 13th. The TDA board will meet on February 20 to take action on the bids for the Rocky Knob Park bathrooms.

The TDA is also looking at pricing for possibly paving Rocky Knob Park after the bathroom construction is complete.

- The TDA is working with Watauga County on a plan & agreement to turn over maintenance of Rocky Knob Park and Watauga Gorge to Watauga County. The TDA and Watauga County would agree upon an annual fee for maintenance to include mowing & landscaping services, trash collection, cleaning and maintenance of the bathrooms at Rocky Knob, etc.

Outdoor Recreation Joint Agreement:

- As part of an agreement with Watauga County, finalized in September 2010, the TDA agreed to provide further financial support for development of Rocky Knob Park as well as other outdoor infrastructure of at least \$500,000 over a five year period. That obligation has been met with a total of \$731,873 spent under the agreement term. This total was noted by our auditors in our audit for the fiscal year ending June 30, 2013.

Outdoor Recreation Plan:

- The Watauga TDA does not currently have any other projects in the works that relate to the previously adopted Outdoor Recreation Plan. The TDA has not applied for any infrastructure grants and is not actively pursuing any new infrastructure projects at this time.

Occupancy Tax Collection Report

July 2013 To Date

	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>JULY to Date</u>
BR	107,415.71	93,735.40	72,522.46	111,775.53	49,570.38	50,928.59							485,948.07
	109,400.18	100,528.84	69,261.98	116,570.74	55,183.11	50,081.91							501,026.76
	1,984.47	6,793.44	(3,260.48)	4,795.21	5,612.73	(846.68)							15,078.69
	1.85%	7.25%	-4.50%	4.29%	11.32%	-1.66%							3.10%
Boone	121,739.85	116,576.99	98,045.04	132,367.17	63,806.25	70,875.31							603,410.61
	121,628.70	133,499.33	110,895.97	139,608.97	77,697.55	79,309.32							662,639.84
	(111.15)	16,922.34	12,850.93	7,241.80	13,891.30	8,434.01							59,229.23
	-0.09%	14.52%	13.11%	5.47%	21.77%	11.90%							9.82%
Wat	135,398.64	108,921.98	75,203.98	112,012.97	88,173.20	91,446.25							611,157.02
	136,972.70	109,184.33	72,028.80	123,704.51	79,114.26	107,193.91							628,198.51
	1,574.06	262.35	(3,175.18)	11,691.54	(9,058.94)	15,747.66							17,041.49
	1.16%	0.02%	-4.20%	10.44%	-10.27%	17.22%							2.79%
TTLS													
Prior Yr	364,554.20	319,234.37	245,771.48	356,155.67	201,549.83	213,250.15							1,700,515.70
Cur Yr	368,001.58	343,212.50	252,186.75	379,884.22	211,994.92	236,585.14							1,791,865.11
\$'s +/-	3,447.38	23,978.13	6,415.27	23,728.55	10,445.09	23,334.99							91,349.41
% +/-	0.95%	7.51%	2.61%	6.66%	5.18%	10.94%							5.37%

Occupancy Tax Collection Report

Jan 2013 To Date

	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>Jun</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>JAN to Date</u>
BR	29,023.27	30,714.85	24,029.80	33,076.12	51,187.24	83,839.21	107,415.71	93,735.40	72,522.46	111,775.53	49,570.38	50,928.59	737,818.56
	33,745.92	30,329.81	29,887.64	37,192.84	53,343.11	83,381.61	109,400.18	100,528.84	69,261.98	116,570.74	55,183.11	50,081.91	768,907.69
	4,722.65	(385.04)	5,857.84	4,116.72	2,155.87	(457.60)	1,984.47	6,793.44	(3,260.48)	4,795.21	5,612.73	(846.68)	31,089.13
	16.27%	-1.25%	24.38%	12.45%	4.21%	-0.55%	1.85%	7.25%	-4.50%	4.29%	11.32%	-1.66%	4.21%
Boone	59,675.73	65,490.17	59,138.27	64,357.36	90,678.82	111,848.32	121,739.85	116,576.99	98,045.04	132,367.17	63,806.25	70,873.31	1,054,597.28
	64,339.67	67,421.30	65,904.65	66,721.85	86,387.74	106,947.49	121,628.70	133,499.33	110,895.97	139,608.97	77,697.55	79,309.32	1,120,362.54
	4,663.94	1,931.13	6,766.38	2,364.49	(4,291.08)	(4,900.83)	(111.15)	16,922.34	12,850.93	7,241.80	13,891.30	8,436.01	65,765.26
	7.82%	2.95%	11.44%	3.67%	-4.73%	-4.38%	-0.09%	14.52%	13.11%	5.47%	21.77%	11.90%	6.24%
Wat	61,399.94	57,808.88	34,438.24	37,607.40	51,727.45	83,414.83	135,398.64	108,921.98	75,203.98	112,012.97	88,173.20	91,446.25	937,553.76
	70,879.34	59,323.69	46,966.77	40,928.21	63,923.61	87,950.76	136,972.70	109,184.33	72,028.80	123,704.51	79,114.26	107,193.91	998,170.89
	9,479.40	1,514.81	12,528.53	3,320.81	12,196.16	4,535.93	1,574.06	262.35	(3,175.18)	11,691.54	(9,058.94)	15,747.66	60,617.13
	15.45%	2.62%	36.38%	8.83%	23.58%	5.54%	1.16%	0.02%	-4.20%	10.44%	-10.27%	17.22%	6.47%
TTLS													
Prior Yr	150,098.94	154,013.90	117,606.31	135,040.88	193,593.51	279,102.36	364,554.20	319,234.37	245,771.48	356,155.67	201,549.83	213,248.15	2,729,969.60
Cur Yr	168,964.93	157,074.80	142,759.06	144,842.90	203,654.46	278,279.86	368,001.58	343,212.50	252,186.75	379,884.22	211,994.92	236,585.14	2,887,441.12
\$'s +/-	18,865.99	3,060.90	25,152.75	9,802.02	10,060.95	(822.50)	3,447.38	23,978.13	6,415.27	23,728.55	10,445.09	23,336.99	157,471.52
% +/-	12.57%	1.99%	21.39%	7.26%	5.20%	-0.29%	0.95%	7.51%	2.61%	6.66%	5.18%	10.94%	5.77%

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Travel Economic Impact Model

These county-by-county travel economic impact statistics are prepared annually by the Research Department of the US Travel Association for the N.C. Department of Commerce's Division of Tourism, Film and Sports Development.

In addition to the direct visitor spending estimates for all 100 NC counties, county level employment, payroll and tax revenues as a result of direct visitor spending are included.

This research was gathered using the **Travel Economic Impact Model (TEIM)**.

To use this information in a press release or reference it in any way, the name of the study is "The Economic Impact Of Travel On North Carolina Counties." The credit line should read: "This study was prepared for the North Carolina Division of Tourism, Film and Sports Development by the US Travel Association."

Watauga County Statistics for year 2012

Year	Revenues \$(millions)	Change from previous year
2012	\$210.99	6.80 %
2011	\$197.56	4.11 %
2010	\$189.77	5.86 %
2009	\$179.27	-5.53 %
2008	\$189.76	-0.73 %
2007	\$191.15	6.70 %
2006	\$179.14	9.18 %
2005	\$164.08	3.10 %
2004	\$159.14	4.95 %
2003	\$151.64	-2.78 %
2002	\$155.98	6.17 %
2001	\$146.92	-2.89 %
2000	\$151.29	5.33 %
1999	\$143.64	10.30 %
1998	\$130.23	7.92 %
1997	\$120.67	1.79 %
1996	\$118.55	5.12 %
1995	\$112.78	8.79 %
1994	\$103.67	6.42 %
1993	\$97.42	6.53 %
1992	\$91.45	8.87 %
1991	\$84.00	2.46 %

- Domestic tourism in Watauga County generated an economic impact of \$210.99 million in 2012. This was a 6.80 % change from 2011.
- In 2012, Watauga County ranked 19 in travel impact among North Carolina's 100 Counties.
- More than 2,490 jobs in Watauga County were directly attributable to travel and tourism.
- Travel generated a \$44.71 million payroll in 2012.
- State and local tax revenues from travel to Watauga County amounted to \$18.41 million. This represents a \$350.55 tax saving to each county resident.
- Area attractions include the Blue Ridge Parkway, "Horn in the West" outdoor drama, Hickory Ridge Homestead, Mast General Store, Beech Mountain Resort, Mystery Hill, museums devoted to Appalachian culture and heritage, Blowing Rock, Tweetsie Railroad and Appalachian Ski Mountain.

[Back](#)

Select another Year or County:

Title

Blowing Rock TDA

Boone TDA

Beech Mountain TDA

Watauga County TDA

**October 2009 went to 6%


***First collections in July 2006

year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
2006	120,889.02	99,291.93	79,181.30	107,943.97	50,879.85	55,420.32	31,335.11	37,531.32	29,435.55	37,166.79	56,637.83	90,201.81	\$ 795,914.80
	61,771.86	55,782.28	47,694.90	60,693.75	34,397.34	38,915.72	32,370.51	39,309.54	32,360.25	31,836.21	40,015.44	58,186.19	\$ 533,333.99
	98,722.04	75,180.98	58,824.05	92,706.53	52,673.99	80,063.48	49,632.33	48,692.79	24,933.99	31,383.76	43,056.80	72,422.32	\$ 728,293.06
2007	114,224.85	110,457.88	80,870.39	109,896.31	59,030.00	48,586.27	38,506.48	36,295.22	29,336.94	31,027.15	52,229.41	70,080.86	\$ 780,541.76
	60,648.36	64,133.62	48,287.67	65,322.55	40,487.67	38,718.11	39,281.79	43,701.25	31,274.93	30,639.22	38,566.26	53,110.74	\$ 554,172.17
	110,838.40	99,859.19	59,507.63	97,802.70	69,670.45	83,090.14	55,520.98	59,116.81	32,934.23	27,323.63	50,465.39	70,074.86	\$ 816,204.41
2008	111,461.45	104,287.66	56,990.66	102,356.95	47,704.66	40,350.89	37,999.48	27,945.33	17,050.58	27,595.26	42,923.70	63,017.66	\$ 679,684.28
	61,317.05	63,953.04	41,615.00	68,196.86	34,510.11	36,713.60	39,892.00	37,147.00	26,212.62	29,896.70	35,085.79	51,316.00	\$ 525,855.77
	121,620.82	103,051.49	52,092.94	98,971.94	68,375.52	81,345.85	54,845.36	49,735.68	16,665.87	26,951.94	41,815.06	62,837.02	\$ 778,309.49
2009	99,353.76	78,133.43	52,907.25	92,038.43	41,149.73	44,052.46	31,229.92	24,841.76	16,719.75	30,389.13	40,948.56	74,004.48	\$ 625,768.66
	59,722.46	54,259.28	42,339.19	132,508.11	66,927.72	83,276.00	73,736.54	73,015.95	64,623.26	63,695.25	76,073.53	105,259.98	\$ 895,437.27
	108,977.15	84,495.10	51,097.22	92,273.50	58,827.09	73,783.88	60,170.04	46,869.99	27,193.49	30,013.12	38,878.69	56,144.88	\$ 728,724.15
2010	115,976.02	90,968.67	62,746.64	110,462.60	46,076.08	48,646.35	32,574.26	27,536.06	21,737.93	30,279.41	45,012.96	68,215.21	\$ 700,232.19
	125,492.50	105,980.34	81,385.95	140,980.21	59,358.13	79,508.35	66,435.77	62,098.35	57,960.12	57,524.10	66,449.14	95,652.67	\$ 998,825.63
	20,080.00	13,565.00	5,212.00	12,618.00	6,681.00	55,853.00	41,568.00	43,535.00	11,191.00	2,038.00	1,862.00	7,032.00	\$ 221,235.00
	133,639.59	93,076.01	53,858.36	110,589.58	59,540.12	87,183.21	61,415.73	48,165.16	26,222.43	29,038.46	41,072.86	77,273.12	\$ 821,074.63
2011	119,173.62	89,976.31	64,282.77	106,080.85	42,559.03	45,029.46	29,023.27	30,714.85	24,029.80	33,076.12	51,187.24	83,839.21	\$ 718,972.53
	121,679.31	101,762.92	88,035.92	129,486.64	59,602.02	62,599.78	59,675.73	65,490.17	59,138.27	64,357.36	90,678.82	111,848.32	\$1,014,355.26
	18,777.00	11,375.00	9,051.00	10,678.00	6,120.00	43,858.00	33,764.00	33,504.00	4,357.00	3,491.00	2,602.00	7,438.00	\$185,015.00
	133,182.15	92,358.95	64,704.08	113,541.81	64,974.05	91,982.43	61,399.94	57,808.88	34,438.24	37,607.40	51,727.45	83,414.83	\$ 887,140.21
2012	107,415.71	93,735.40	72,522.46	111,775.53	49,570.38	50,928.59	33,745.92	30,329.81	29,887.64	37,192.84	53,343.11	83,381.61	\$ 753,829.00
	121,739.85	116,576.99	98,045.04	132,367.17	63,806.25	70,873.31	64,339.67	67,421.30	65,904.65	66,721.85	86,387.74	106,947.49	\$1,061,131.31
	21,897.00	20,559.00	5,306.00	8,517.00	6,695.00	39,114.00	36,530.00	36,401.00	10,087.00	4,891.00	3,819.00	8,514.00	\$ 202,330.00
	135,398.64	108,921.98	75,203.98	112,012.97	88,173.20	91,446.25	70,879.34	59,323.69	46,966.77	40,928.21	63,923.61	87,950.76	\$ 981,129.40
2013	109,400.18	100,528.84	69,261.98	116,570.74	55,183.11	50,081.91							\$ 501,026.76
	121,628.70	133,499.33	110,895.97	139,608.97	77,697.55	79,309.32							\$ 662,639.84
	15,876.00	9,201.00	5,453.00	13,418.00	6,912.00	39,327.00							\$ 90,187.00
	136,972.70	109,184.33	72,028.80	123,704.51	79,114.26	107,193.91							\$ 628,198.51

2012 Increase in Visitor Spending by County.

Watauga was 7th out of 100 counties in terms of increase in visitor spending.

COUNTY LEVEL VISITOR SPENDING	
County	Expenditures % Change
Currituck	8.1%
New Hanover	8.0%
Macon	7.6%
Union	7.3%
Warren	7.0%
Mecklenburg	7.0%
Watauga	6.8%
Cabarrus	6.7%
Brunswick	6.7%
Buncombe	6.5%


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**Appalachian District Health Department
FY 2013 - 14
Presented June 25, 2013**

Program Name	Source of Funds								Program Total
	State / Federal	State - General ATC	Local	Grants	Fund Bal.	Fees	Medicaid Cost Settlement	Other	
General		72,295.00	215,643.00		147,200.00			5,039.00	440,177.00
Family Planning	127,197.00	251,668.00			122,323.00	98,405.00	13,701.00		613,294.00
Maternal Health	92,534.00		61,689.00			55,375.00	171,131.00	16,310.00	397,039.00
Pregnancy Care Management	109,380.00				8,377.00				117,757.00
Dental						267,398.00	57,911.00		325,309.00
Tuberculosis	4,410.00	17,158.00				5,300.00	2,898.00		29,766.00
Triple P	325,581.00								325,581.00
Child Health	127,168.00				24,332.00	157,000.00	92,298.00		400,798.00
WIC									
General Administration	31,910.00								31,910.00
Nutrition Education	69,210.00								69,210.00
Breastfeeding	12,186.00								12,186.00
Client Services	232,744.00								232,744.00
Primary Care / Adult Health				623,776.00	277,600.00	221,900.00	3,498.00		1,126,774.00
Health Promotion	18,615.00				5,637.00				24,252.00
Water Protection	12,000.00		242,181.00			392,100.00			646,281.00
AIDS / HIV	1,500.00		11,870.00						13,370.00
Allegheny CAP / DA			15,000.00		16,031.00	139,190.00			170,221.00
Diabetes Self Mangement					50,396.00	3,100.00		37,500.00	90,996.00
Food & Lodging	15,000.00		254,134.00		21,746.00	21,900.00			312,780.00
Bioterrorism	40,616.00								40,616.00
Communicable Disease	23,233.00	3,779.00	185,851.00			3,000.00			215,863.00
Care Coordination for Children	126,856.00				5,526.00				132,382.00
Breastfeeding Peer Counselor	17,524.00								17,524.00
NW Tobacco Prevention	64,093.00								64,093.00
BCCCP	41,124.00				89,620.00				130,744.00
Immunization	22,890.00		148,251.00			221,000.00	2,791.00		394,932.00
Community Transformation Grt	570,000.00								570,000.00
Allegheny/Ashe Health Alliance				32,679.00				23,900.00	56,579.00
Wise Woman	23,500.00								23,500.00
Seeds of Change Grant				171,879.00					171,879.00
Ashe School Based Health Ctr	43,840.00		40,000.00	19,385.00	13,639.00	63,385.00		5,000.00	185,249.00
School Nurse Initiative	250,000.00								250,000.00
NW Incubator								81,215.00	81,215.00
Active Routes to School Grt	79,014.00								79,014.00
Innovative Approaches Grt	133,000.00								133,000.00
Budget Totals:	2,615,125.00	344,900.00	1,174,619.00	847,719.00	782,427.00	1,649,053.00	344,228.00	168,964.00	7,927,035.00
Percent of Total Budget:	33%	4%	15%	11%	10%	21%	4%	2%	

Local Appropriation FY 2012-13

Allegheny	158,508.00	
Ashe	391,243.00	
Watauga	568,183.00	
		1,117,934.00

Local Appropriation FY 2013-14

Allegheny	175,193.00	16,685.00	Restores to FY 12 + 5% increase for CAP/DA
Ashe	431,243.00	40,000.00	Ashe School Based Health Center
Watauga	568,183.00	-	- Approved

Total Local Appropriation 1,174,619.00

FY 2013-14 Change in Local Appropriation 56,685.00 **5%**

RECYCLING AND LFG PROJECT UPDATE
Commissioner's Retreat, February 21, 2014

Last year Watauga County ranked 3rd in North Carolina for household recycling and 8th in state for total recycling.

Recycling statistics: SEE ATTACHED

Recycling Education

- Provide tours of the recycling facility/sanitation department for school groups, scouts and ASU students.
- Work with the Elkland Arts Center to put on Jason's Dream, a puppet show about recycling and litter, to Watauga County elementary students. Last year we performed Jason's Dream and the recycling education program for more than 750 students. I currently am working on a grant to fund this program and provide more recycling bins for schools.
- Participate in Environmental Field Days where I provide a recycling education program for every 5th grader in the county.
- Provide education programs for classrooms, summer camps and other environmental events.
- Provide regular press releases to media about recycling and special events.
- Included "Recycling Guidelines" education sheet in all county tax bills this past year.

Coordinated Recycling Committee: I continue to work with this committee that was formed in May of 2008 to help coordinate recycling opportunities and educational outreach among the Town of Boone, Watauga County and Appalachian State University.

- Committee was presented with Tuckwiller Award at the 2011 Farm City Awards Banquet for the outstanding efforts in "community development", sponsored by the Boone Area Chamber of Commerce.
- Combined Town, County and ASU recycling information onto a one-page information sheet and provide this information on all web sites and links to all of the entities' web sites.
- Implemented the Horn in the West Recycling Center to provide a convenient location for students and others who live in apartments without curbside recycling services to be able to recycle. More than 600 tons of recycling has been collected from this site since it opened in October of 2009.
- Worked with landlords to increase the number of apartment complexes that offer on-site recycling for tenants. There are now 62 complexes (2,121 units) that offer this service. CRC continues to work with landlords to bring recycling to more apartment complexes.
- Facilitated a resolution promoting recycling convenience for Multi-Family Complexes by requesting the Boone Town Council's approval to require all new complex construction to provide recycling containers. A UDO amendment requiring Multi-Family Dwellings to provide recycling sites on premises was approved in February 2011.
- Provide recycling and waste reduction information for thousands of "meet and greet" reusable shopping bags that are given to returning ASU students.
- Share information on compost and compost systems for community based composting.

- Worked with Watauga Medical Center to provide recycling for their food services and cafeteria.

HHWD and Operation Medicine Cabinet – Starting in October 2009, I have worked with Sheriff's Office, Agriculture Extension Office and Appalachian Voices to implement this program to run alongside HHWD to keep medications off the streets and out of the rivers. This was the first county-type collection in the state and it has helped establish federal guidelines for holding this type of event. There is now a permanent lock box collection container located at the Sheriff's Office to allow medication drop-off any time. **See attached update with results from OMC and HHWD.**

Committees: MountainKeepers, ASU Sustainability Outreach Committee, Chamber of Commerce Evergreen Committee

LFG Project Update– See attached

ASU Greenhouse Update: I am working with ASU Biology and Appropriate Tech Departments on the greenhouse funded through an EPA, P3 grant for testing alternative energy heating methods and growing techniques. Specifically, the research includes gasifying waste and harvested wood to produce heat and useful products such as biochar and biocrude.

Construction: Students have completed modifications for the biovolatilization system and added a head house to both ends of the greenhouse and a small storage shed. They also have installed a small, 400-watt windmill, a 400-watt PV panel, battery storage and inverter. A town water connection and a gravel parking area were also completed.

Anaerobic Digestion; ASU has secured a \$5,000 grant to install a system. The foundation has been prepared and the system is being installed.

ASU students have tested the first commercial sized kiln and received good results. They are designing and building the next two versions with part of a \$45,000 grant from Western NC Communities (NC Dept. of Agriculture and Forestry).

Currently Anna Holmes, an ASU student and farmer, is using the greenhouse space to grow winter greens.

Opportunities: This is a joint venture between ASU and the county. The county/community can think about using it for growing plants, learning about energy, etc.

Watauga County Solid Waste and Recycling Weights

Material	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
METAL									
Aluminum		20	3	28	22	21	28	20	21
Steel	23	29	10	39	39	34	54	47	66
White Goods	251	251	306	263	224	212	183	0	87
Other	476	436	417	484	379	392	315	323	123
GLASS									
Clear	31	21	54	41	116	176	226	354	198
Brown	72	70	112	93	171	192	412	715	866
Green	70	82	108	94	151	179	174	203	201
PAPER									
Newsprint	531	467	542	669	635	626	664	636	552
Cardboard	734	606	728	856	1347	1603	1759	1841	1784
Mixed						70			
PLASTIC									
Mixed	31	31	35	112	143	208	234	234	251
Rigid							17	17	21
ELECTRONICS					28	42	44	44	54
Total Recycled	2,219 tons	2,068 tons	2,272 tons	2,640 tons	3,243 tons	3,656 tons	4,038 tons	4,434 tons	4,224 tons
Recycling Revenue	\$136,898	\$130,162	\$143,202	\$257,106	\$234,558	\$302,296	\$503,680	\$496,248	\$375,599
Solid Waste Disposal	49,293 tons	49,939 tons	52,836 tons	53,032 tons	42,777 tons	42,603 tons	39,748 tons	38,944 tons	41,035 tons
Disposal Costs	\$1,921,040	\$2,045,331	\$2,053,084	\$2,305,931	\$1,730,670	\$1,347,951	\$1,408,656	\$1,574,732	\$1,705,074

Household Hazardous Waste Collection Historical Data

Year	Pounds Collected	Cost
07-08	83,267	\$59,125
08-09	38,670	\$57,027
09-10	66,549	\$58,215
10-11	59,359	\$56,143
11-12	80,202	\$68,984
12-13	66,876	\$42,750

Operation Medicine Cabinet Result 2009-2013

OMC Pills Collection	
Oct 2009	40,000
May 2010	188,000
Oct 2010	350,000
May 2011	87,285
Oct 2011	88,000
May 2012	153,778
Oct 2012	95,731
May 2013	179,673
Oct 2013	84,256
Total	1,266,723

Gallons Liquid Collected	
Oct 2009	12
May 2010	20
Oct 2010	25
May 2011	4.5
Oct 2011	8.8
May 2012	20
Oct 2012	16.85
May 2013	2.5
Oct 2013	11.2
Total	120.85

Number of partipants	
Oct 2009	57
May 2010	154
Oct 2010	98
May 2011	171
Oct 2011	143
May 2012	269
Oct 2012	143
May 2013	144
Oct 2013	101
Total	1280

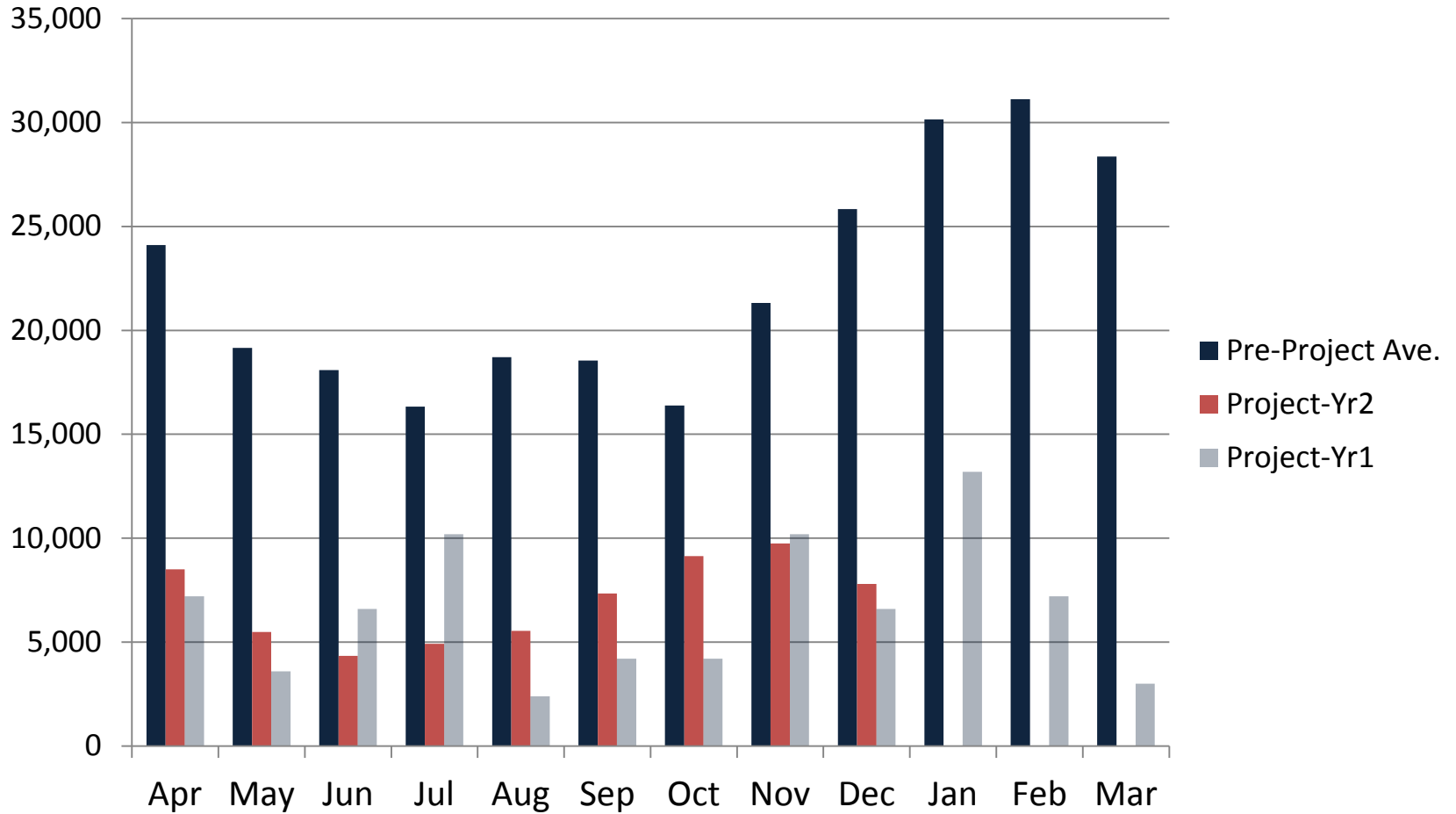
** There is now a permanent lock box located at Sheriff's Dept. where medications can be dropped off any time

BREMCO BILLS/DUKE & GREEN POWER PAYMENT HISTORY

Date	BREMCO Bill	Duke Payment	NC Green Payment	
April-12	(2,187.43)	\$1,388.45	\$330.00	(468.98)
May-12	(1,732.09)	\$2,285.21	\$534.60	1,087.72
June-12	(1,376.74)	\$2,374.67	\$376.20	1,374.13
July-12	(1,692.48)	\$1,067.15	\$158.40	(466.93)
August-12	(2,027.06)	\$2,582.39	\$396.00	951.33
September-12	(1,145.24)	\$2,192.75	\$363.00	1,410.51
October-12	(1,469.00)	\$1,314.05	\$310.00	155.05
November-12	(2,038.92)	\$683.81	\$165.00	(1,190.11)
December-12	(1,419.31)	\$771.35	\$191.00	(456.96)
TOTAL	(15,088.27)	\$14,659.83	\$2,824.20	2,395.76
January - 13	(1,419.31)	\$828.47	\$198.00	(392.84)
February - 13	(2,404.22)	\$973.13	\$231.00	(1,200.09)
March - 13	(1,628.63)	\$1,272.59	\$303.60	(52.44)
April - 13	(1,378.15)	\$539.15	\$163.00	(676.00)
May - 13	(1,648.77)	\$988.79	\$200.00	(459.98)
June - 13	(1,315.61)	\$1,883.15	\$270.00	837.54
July - 13	(1,443.29)	\$1,845.11	\$270.60	672.42
August - 13	(1,401.94)	\$1,455.47	\$244.40	297.93
September -13	(1,553.42)	\$691.07	\$112.20	(750.15)
October - 13	(1,719.67)	\$446.09	\$112.20	(1,161.38)
November - 13	(1,939.74)	\$446.09	\$112.20	(1,381.45)
December - 13	(2,009.26)	\$539.15	\$132.00	(1,338.11)
TOTAL	(19,862.01)	\$11,908.26	\$2,349.20	(5,604.55)

During last 12 months, Jan. – Dec. 2013, the total electric bill for Sanitation Department was approximately \$20,000, compared to an average of \$38,500 / year before project was installed to due net metering and reduction in basic facilities charges.

Electricity Purchases



Revaluation Summary

	TAXABLE VALUES			LEVY BASED ON CURRENT TAX RATES		
	2013	2014	2014-2013 +/-	2013	2014	2014-2013 +/-
FOSCOE	893,143,363	891,090,450	(2,052,913)	446,572	445,545	(1,026)
BOONE	1,385,839,757	1,396,883,888	11,044,131	692,920	698,442	5,522
BEAVER DAM	209,428,660	217,755,840	8,327,180	104,714	108,878	4,164
STEWART SIMMONS	292,668,800	236,608,850	(56,059,950)	146,334	118,304	(28,030)
ZIONVILLE	199,835,775	210,380,020	10,544,245	99,918	105,190	5,272
COVE CREEK	417,925,237	444,585,260	26,660,023	208,963	222,293	13,330
SHAWNEEHAW	179,425,250	183,840,610	4,415,360	89,713	91,920	2,208
MEAT CAMP	387,412,168	397,877,990	10,465,822	193,706	198,939	5,233
DEEP GAP	327,568,476	343,809,970	16,241,494	163,784	171,905	8,121
TODD	85,155,040	84,762,640	(392,400)	59,609	59,334	(275)
BLOWING ROCK	900,081,988	887,926,620	(12,155,368)	450,041	443,963	(6,078)
FOSCOE SERVICE	139,712,803	138,299,250	(1,413,553)	69,856	69,150	(707)
BEECH MTN SERVICE	3,967,100	3,708,400	(258,700)	1,984	1,854	(129)
COVE CREEK SERVICE	602,200	648,300	46,100	301	324	23
SHAWNEEHAW SERVICE	10,718,650	11,995,400	1,276,750	5,359	5,998	638
MUNICIPAL SERVICE	49,810,091	54,036,900	4,226,809	104,601	113,477	8,876
TOWN OF BOONE	1,273,651,612	1,287,231,752	13,580,140	4,712,511	4,762,757	50,247
TOWN OF BLOWING ROCK	1,012,947,140	985,772,830	(27,174,310)	2,836,252	2,760,164	(76,088)
TOWN OF SEVEN DEVILS	112,695,630	120,676,300	7,980,670	574,748	615,449	40,701
TOWN OF BEECH MTN	505,161,250	456,805,300	(48,355,950)	3,233,032	2,923,554	(309,478)
COUNTY (G01)	8,340,884,722	8,300,659,670	(40,225,052)	26,106,969	25,981,065	(125,904)

2014 WATAUGA COUNTY REVALUATION

January 21, 2014

Present preliminary report on the 2014 revaluation.

February 10, 2014

Revaluation notices mailed to taxpayers allowing them 15 days from the date of the notice to request a hearing contesting the values.

March 3, 2014

Begin informal reviews on any appeals received; process will last approximately five (5) weeks depending on the number of appeals.

April 7, 2014

Mail notices to taxpayers who appealed their values indicating changes or no change in value.

April 28, 2014 through May 30, 2014

Board of Equalization and Review to convene and adjourn. (Adjournment subject to change)

April 28, 2014 through May 30, 2014

Formal appeals to the Board of Equalization and Review will be heard from April 28, 2014 through May 30, 2014. Again, the May 30, 2014 date may be extended based on the amount of appeals.

September 2014

Tax bills sent out reflecting new valuations.

CAPITAL PROJECTS SUMMARY

2/17/2014

Project Description	6/30/2013	2013/14	6/30/2014
	Balance	Budget	Balance
Tax Office Orthos	25,504		25,504
Caldwell Comm. College	100,203		100,203
East Annex Renovations	321,650		321,650
Watauga Co. Schools-CIP	-	340,400	340,400
Debt Service Plan	2,650,555	-1,500,000	1,150,555
Recreation-Future Park Development	192,660		192,660
Recreation-Complex Pool Repair	273,629		273,629
Data Processing	429,520		429,520
Emergency Communications	827,275		827,275
Industrial Park (EDC)	381,127		381,127
Future County Building(s)	504,556	17,829	522,385
Eastern Community Center	51,551		51,551
Total Available	5,758,229	-1,141,771	4,616,458

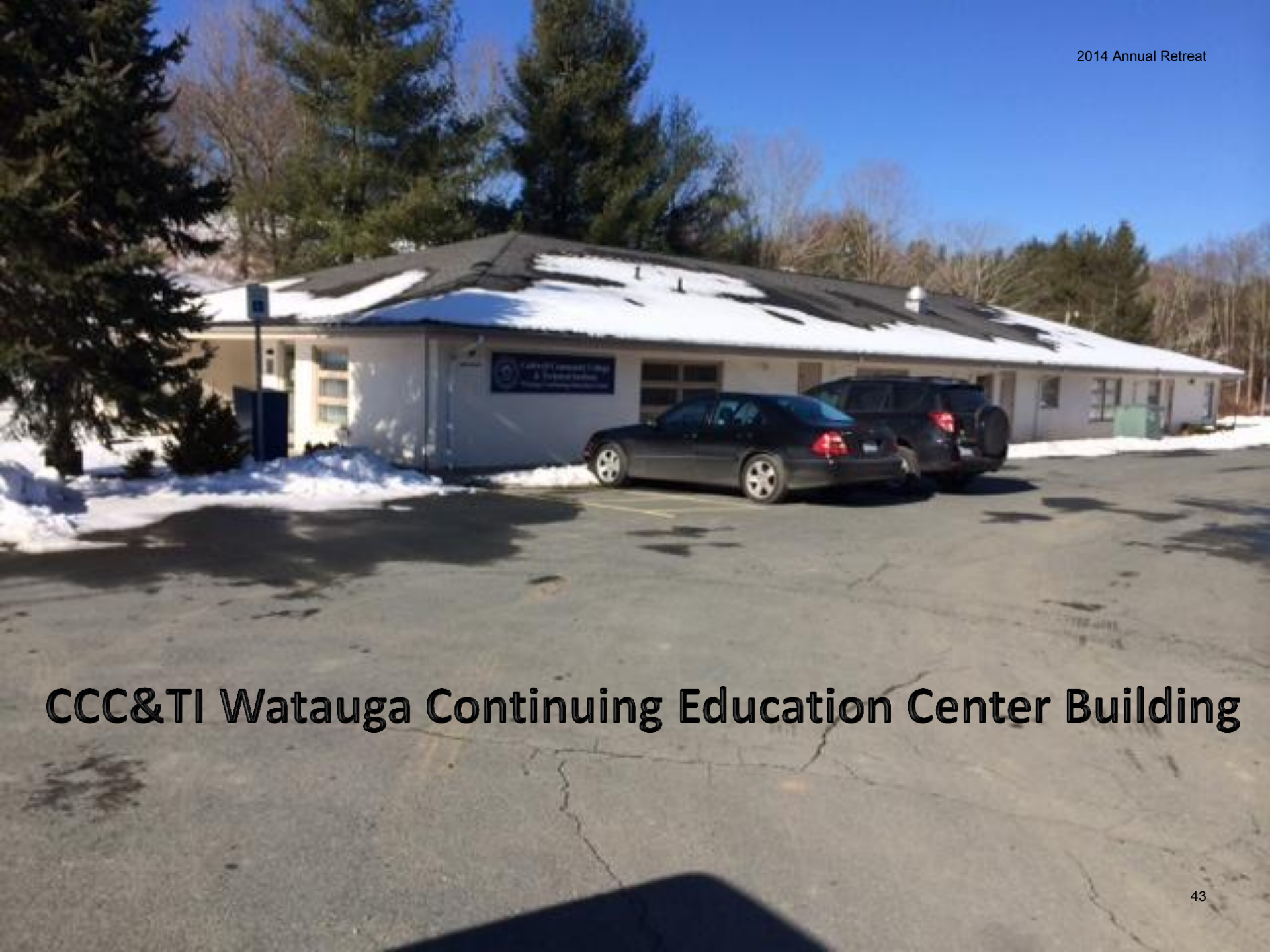
Old AppalCART Facility



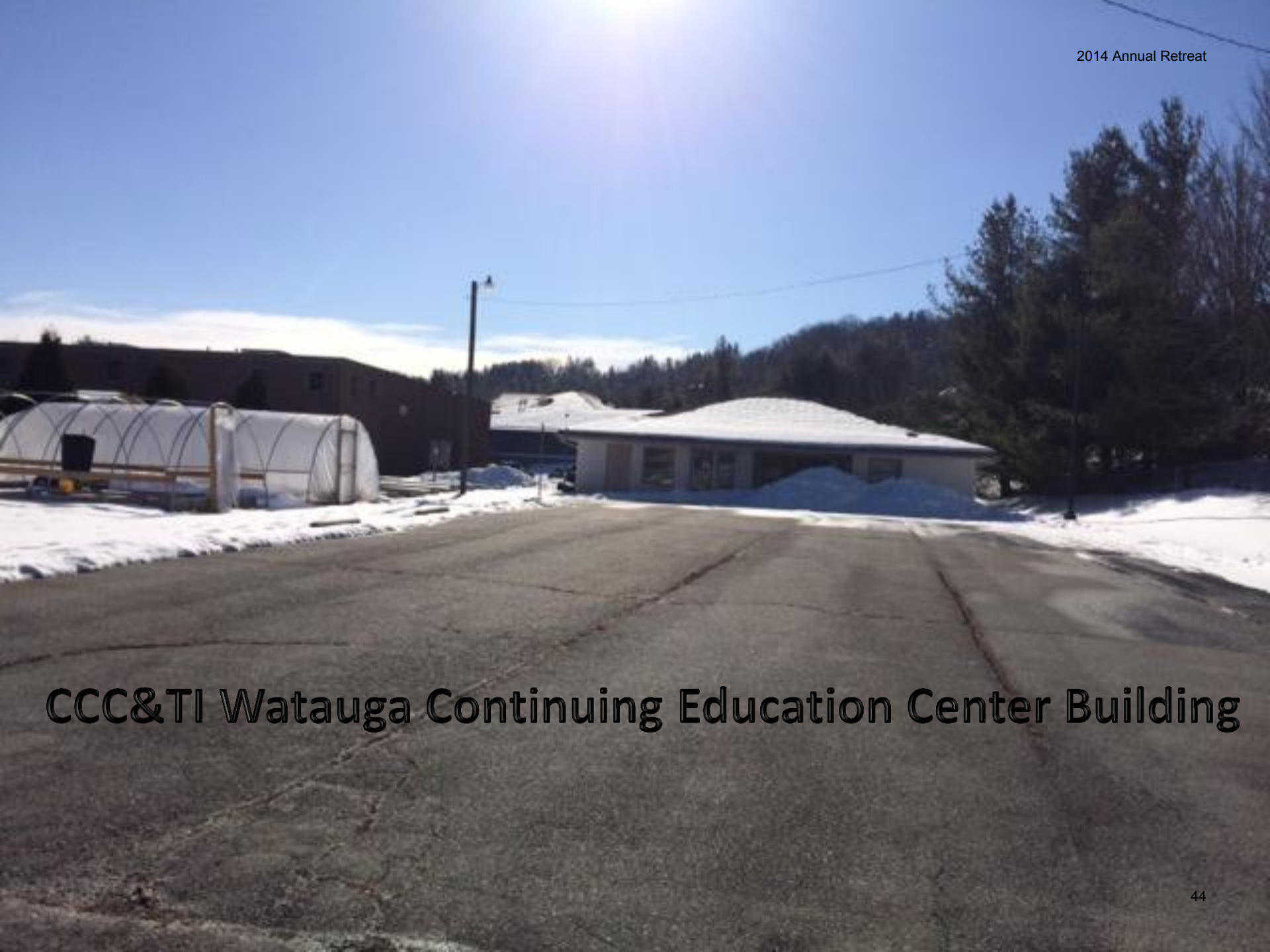
Carwash



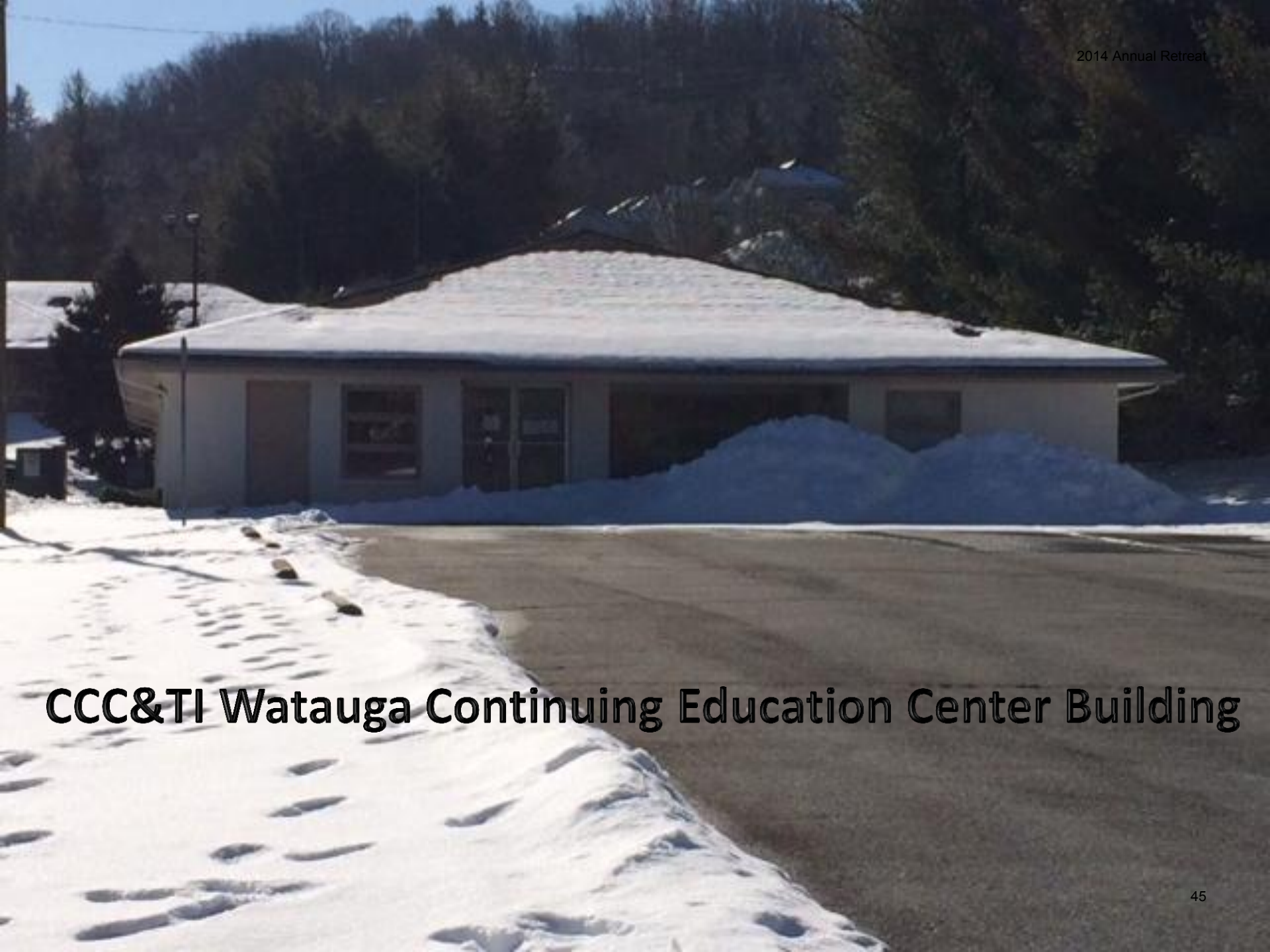
Office



CCC&TI Watauga Continuing Education Center Building



CCC&TI Watauga Continuing Education Center Building



CCC&TI Watauga Continuing Education Center Building



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[Watauga County Home](#)

Property Records

Owner Address Parcel ID Advanced Map Search

PARID: 2910161829000

NEW RIVER SERVICE AUTHORITY
347 OAK ST

1 of 1

CURRENT RECORD

1 of 2

Return to Search Results

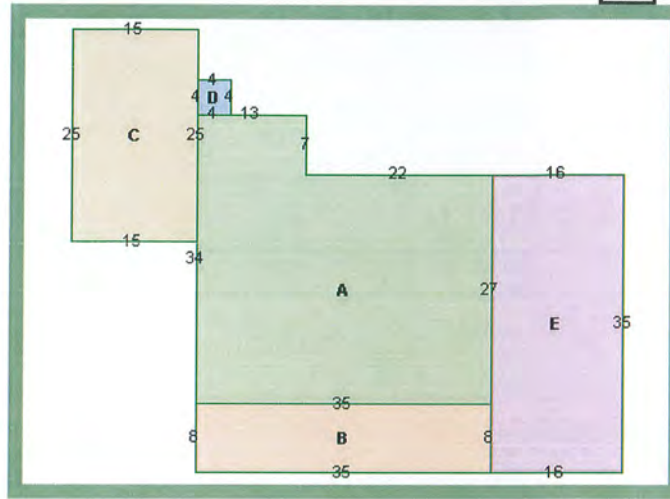
REPORTS

Property Record Card

GO

Printable Version

- Summary
- Profile
- Owner
- Sales
- Residential
- Commercial
- OBY
- Land
- ▶ Sketch
- Full Legal
- Agricultural
- Map
- Parcel Tree
- Values
- Comments



- | | |
|--|--|
| A MAIN 1,036 Sq. Ft. | B ENCLOSED FRAME PORCH 280 Sq. Ft. |
| C MASONRY UTILITY BUILDING,ATTIC (UNFINISHED) 375 Sq. Ft. | D CONCRETE/MASONRY PATIO 16 Sq. Ft. |
| E 1 STORY MASONRY 560 Sq. Ft. | |

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Oak Street Property
Front

08/09/2012

Oak Street Property Side

2014 Annual Retreat



08/09/2012



Oak Street Property
Side

08/09/2012



**Oak Street Property
Back**

08/09/2012

PARID: 2910161829000

NEW RIVER SERVICE AUTHORITY
347 OAK ST

Parcel

ParID	2910161829000
Tax Year	2013
SITUS Address	347 OAK ST
City, State, Zip	''
Unit #	
Unit Description	
NBHD	05C4 - ASU EAST/HWY 321
Spot	
Class	EX - EXEMPT
Land Use Code	E06 - CHARITABLE (HOMES-278.6)
Living Units	
CAMA Acres	.4108
Location	6
Fronting	9
Parking Proximity	
Parking Quantity	
Parking Type	1-OFF STREET
Zoning	BOR3 - BOR3
Map #	2910-16-1829-000
Route Number	
PIN Number	
Total Cards	1
Storm Name	
Field Review	
Field Review Date	
Review Notes	-
Note Code 2	-
Note 4	
Note 4	
Note 4	
Note 4	
Storm Date	
Minor / Major / Destroyed	
\$ Amount of Damage	
Habitable Y/N	
Inches of Water	
Damage Description 1	
Damage Description 2	
Damage Description 3	

Owner Mailing

Tax Year	2013
Sequence Number	0
Owner Number	1621869

Owner NEW RIVER SERVICE AUTHORITY
 Mailing Address 895 STATE FARM RD STE 508
 City, State, Zip BOONE NC 28607

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
NEW RIVER SERVICE AUTHORITY		1621869		-

Owner Mailing

Tax Year 2013
 Sequence Number 0
 Owner Number 1621869
 Owner NEW RIVER SERVICE AUTHORITY
 Mailing Address 895 STATE FARM RD STE 508
 City, State, Zip BOONE NC 28607

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
NEW RIVER SERVICE AUTHORITY		1621869		-

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
15-DEC-06	1244	799		0	

Sale Details

Deed Date 15-DEC-06
 Book 1244
 Page 799
 LT #
 Instrument Type WARRANTY DEED
 Instrument No
 Grantor
 Grantee
 Sale Date 15-DEC-06
 Sale Type
 Sale Validity NO-NOT VALID
 Sale Source E-ESTIMATE
 Sale Price 0
 Stamp Value 0
 Adjustment Amount
 Adjusted Price
 Adjustment Reason
 Note 1 1244/799 12/15/06 DEED

Note 2
Note 3
Note 4

Residential Summary

Card	Exterior Wall	Style	Year Built	Main Section Ground Floor Area	Total Living Area	Replacement Cost	% Complete
1	7-BRICK	12-CONVENTIONAL	1955	1,036	2,394	169,900	%

Residential

Card	1
Stories	1.5
Exterior Wall	7-BRICK
Style	12-CONVENTIONAL
Year Built	1955
Remodeled Year	
Effective Year	
Bedrooms	0
Full Baths	1
Half Baths	2
Additional Fixtures	2
Total Fixtures	9
Kitchen Remodeling	
Bath Remodeling	
Basement	3-Partial
Heat	3-CENTRAL
Heating Fuel Type	3-OIL
Heating System	1-WARM AIR
Attic Code	1-NONE
Physical Condition	-
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	0
Fireplace Stacks	0
Fireplace Addtl Stories	
PF Fireplace	0
PF Fireplace Addtl Stories	
Bsmt Garage	
Condo Level	
Condo Type	
Condo View	
Grade	C+-AVERAGE C+
CDU	GD-Good
Market Adj	
Market Reason	
% Complete	%
Change Reason	
Cost & Design Desc	
Cost & Design %	%

Functional Deprec
Functional Reason
Economic Deprec
Economic Reason
Living Area 2,394
% Good %
RCNLD 169,900
ADJ RCNLD
Notes

Land Summary

Line Number	Land Type	Land Code	USE Flag	Square Feet	Acres	Land Value
1	S-Square Foot	S5-APARTMENT SITE	N	17,896	0.41	201,300

Land

Line Number 1
Land Type S-Square Foot
Land Code S5-APARTMENT SITE
Square Feet 17,896
Acres 0.41
Units
Lot Front Footage
Lot Depth
Override Rate
Base Size
Base Rate
Incremental
Decremental
Influence Code 1
Influence Code 2
Influence Factor -25
Zoning
NBHD Model
Land Value 201,300
Use Value Flag N
Land Change Reason
Note
Note 2 F

Legal Description

Township 05 - BOONE
City Code
Jurisdiction C02 - BOONE
Property Address 347 OAK ST
Unit Desc
Unit #
Book 1244
Page 799
Legal Desc 1

Legal Desc 2
 Legal Desc 3
 Note 1
 Note 2
 Deeded Acres 0.000
 Sq Ft
 Subd #
 Subdivision Name
 Subd Block
 Subd Lot
 Condo Bldg #
 Condo Unit #
 Subd Code

Jan 1 Values

Reason Code
 Review Date 10-NOV-01
 Review Code 3
 Review Reason
 Appraiser ID RSM
 Spec Proc Flag
 Appraised Land 201,300
 Appraised Building 169,900
 Appraised Total 371,200
 Cost Land Value 201,300
 Cost Building Value 169,900
 Cost Total Value 371,200
 Market Value
 Income Value
 GRM Value
 Total Residential Living Area
 Total Commercial Living Area
 Note 1
 Note 2
 Solid Waste Fee Units
 Land Use Value
 Land Deferred Value
 Land Value 201,300
 Building Value 169,900
 =====
 Appraisal Total 371,200
 Senior Exemption
 100% Exclusion 371,200
 Partial Exclusion
 VET Exemption
 =====
 Taxable Total 0

Watauga County

Capital Improvement Plan FY 2015

Project Title: Medic Base – 321 Site

Requesting Department or Agency: Maintenance

Fund: _____

Project Description: New Medic Base to serve the Western end of the County.

Land	\$102,000						
Land Study	\$ 20,510						
Site Improvements	\$ 75,000						
Building	\$402,560						
Architect	<u>\$ 35,000</u>	\$635,070					
Alternate 1							
Deduct one bay	<u>(\$ 96,000)</u>	\$539,070					

Project Justification: Improved response times.

Manager's Priority Ranking: _____

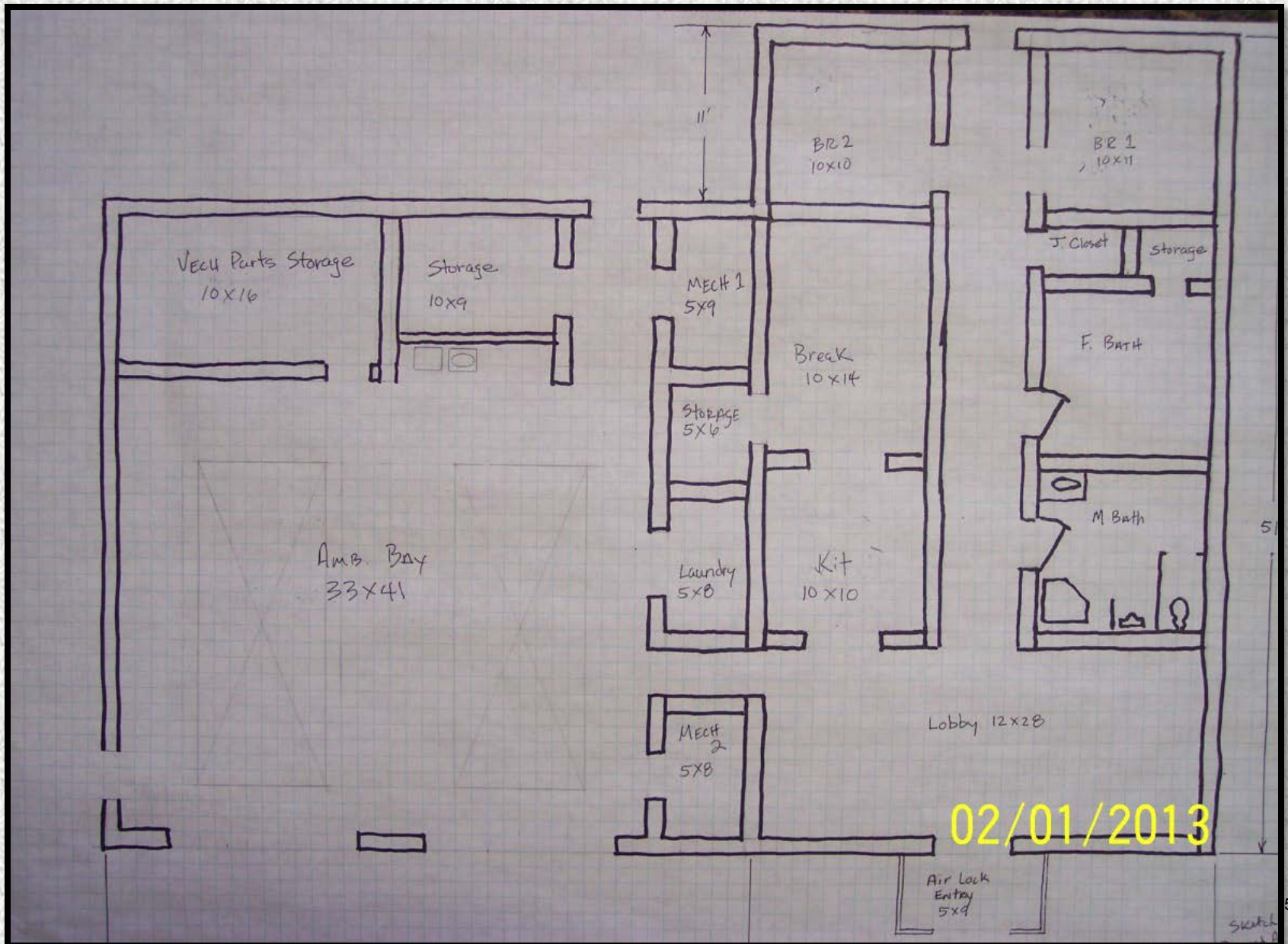
Adjusted Ranking: _____

	Budget Year 2014-15	Planning Year 2015-16	Planning Year 2016-17	Planning Year 2017-18	Planning Year 2018-19	Planning Year 2019-20	Total
Project Cost Elements: (list expenditure categories)							
	\$635,070						\$635,070
Totals:							
Revenue Sources: (list expenditure categories)							
General Fund	\$635,070						\$635,070
Totals:							
Annual Operating Budgetary Impact: (list expected annual operating costs and effects)							
Net Annual Operating Effect:							Paid by Lessee

New Ambulance Site



New Ambulance Base



ARTICLE I -- NAME, OFFICES AND PURPOSES

Section 1. Name. The name of the corporation shall be Watauga Community Housing Trust, hereinafter referred to as the "corporation."

Section 2. Principal Office. The principal office of the corporation shall be located at 642 W. King St., Boone, NC, 28607, which shall also be the registered office of the corporation.

Section 3. Other Offices. The corporation may have offices at such other places, either within or without the State of North Carolina, as the Board of Directors may from time to time determine.

Section 4. Purposes. The purposes of the corporation are as stated in the Articles of Incorporation:

- (A) To operate exclusively for charitable, educational, religious and scientific purposes within the meaning of Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue laws (the "Code"); and
- (B) To engage in any lawful activity for which corporations may be organized under Chapter 55A of the General Statutes of North Carolina so long as the corporation does not engage in any activity or activities not in furtherance of one or more tax exempt purposes as contemplated in section 501(c)(3) of the Code.
- (C) To engage in the development of affordable/ workforce housing in Watauga County.

ARTICLE II -- BOARD OF DIRECTORS

Section 1. General Powers. The affairs of the corporation shall be managed by the Board of Directors in accordance with the provisions of applicable law, the Articles of Incorporation and these bylaws.

Section 2. Classes, Number, Term and Qualification. The number of Directors of the corporation shall not be less than three (3) nor more than fifteen (15). There shall be two classes of Directorships, Appointed Directorships and Elected Directorships. Appointed Directorships shall comprise the majority of the directorships. Elected Directorships shall comprise the remaining directorships.

In the absence of a resolution fixing the total number of Directors of the corporation, the number of Directors elected at the meeting or appointed by the Watauga Board of County Commissioners or County Administrator, as designated herein, plus the number of Directors continuing in office shall constitute the number of Directors of the corporation until the next annual meeting unless the number is changed by action of a majority of the Directors.

The Directors shall be broken into term groups, as nearly equal in number as possible, to serve in for initial staggered terms of two and three years. After the expiration of the initial term

of each Appointed Director, the Appointed Director may serve one (1) additional two-year term without requiring reappointment by the Watauga Board of County Commissioners upon approval prior to the additional term by a majority of the Directors then in office. After the second term, if applicable, the Appointed Director may be reappointed by the Watauga County Board of County Commissioners for additional two-year terms with a limit of six (6) terms total. After the expiration of the initial term of each Elected Director, the Elected Director may be reelected for additional two-year terms with a limit of six (6) terms total by a majority of the Directors then in office in the same manner set forth in Article II, Section 3 below pertaining to appointment and election of directors. If any Director does not wish to continue to serve at any time, including between terms when he is eligible to be approved or reelected by the Directors for a successive term, as applicable, he may resign and his vacancy shall be filled as set herein below in Article II, Section 5.

In the event of any increase or decrease in the number of Directors, the additional or eliminated directorships shall be so classified as Appointed or Elected in order to maintain a majority of Appointed Directors on the Board and the remaining or continuing Directors' terms shall be considered so to maintain equal numbers in each term group. In the event of the death, resignation, retirement, removal or disqualification of a Director during the appointed or elected term of office, the Director's successor shall be appointed or elected, as designated herein, to serve until the expiration of the term of the predecessor and, in the case of Elected Directors, may be reelected or, in the case of an Appointed Director, may be approved to continue to serve until reappointment is necessary as set forth herein above. In the event the successor Director is not reelected or reappointed or approved by the Watauga Board of County Commissioners and/or the Directors then in office at the time of the expiration of the predecessor's term, the successor Director shall continue to serve until reappointment or reelection, as applicable. Directors need not be residents of the State of North Carolina. A majority of the Directors shall each be a person who is not a "disqualified person" as that term is defined in Section 4946 of the Code because the corporation is being organized as a supporting organization under section 509(a)(3) of the Code.

* Section 3. Appointment and Election of Directors. Each Appointed Director seat shall be filled by a representative designated by an organization identified by WCHT's Board Directors then in office and presented to the Watauga Board of County Commissioners or County Administrator (upon the direction of the Watauga Board of County Commissioners) for approval and appointment of the organization's directorship position. The organizations identified shall be from the high country community and shall collectively represent a cross-section of the community from whom it may be beneficial to get input regarding WCHT's purpose, goals and projects. Appointed Director seats shall be filled by organizations suggested to the Board of County Commissioners by the Board of Directors in office from time to time as vacancies occur or Appointed Directorships are added. Elected Directors shall be elected at any annual or special meeting of the entire Board of Directors by a vote of a majority of all of the Directors at the time in office. The election of Directors shall be a part of the order of business of each annual meeting of the Board of Directors.

Section 4. Removal. Directors may be removed from office at any time with or without cause by the Directors by the vote that would be required to elect the Director to the

Board of Directors. If a Director is removed, a new Director may be elected or appointed, as designated herein, to fill the vacancy at the same meeting.

Section 5. Resignation. A Director may resign at any time by communicating such resignation to the Board of Directors, its presiding officer or to the corporation. The resignation is effective when communicated unless the notice specifies a later effective date or subsequent event upon which it will become effective.

Section 6. Vacancies. A vacancy occurring in an Elected Directorship in the Board of Directors may be filled by a majority of the remaining Directors (but not less than two) at any regular meeting or special meeting of the Board. A vacancy occurring in an Appointed Directorship in the Board of Directors shall be filled by the Watauga Board of County Commissioners at their regular scheduled meeting occurring after the vacancy or by the County Administrator from time to time as directed by the Watauga Board of County Commissioners.

ARTICLE III -- MEETINGS OF DIRECTORS

Section 1. Annual Meeting. The annual meeting of the Board of Directors shall be held in the month of March of each year, for the purpose of electing Directors and officers of the corporation and the transaction of such other business as may be properly brought before the meeting. If the annual meeting is not held as designated by these bylaws, a substitute annual meeting may be called by or at the request of the Board of Directors, and such meeting shall be designated and treated for all purposes as the annual meeting.

Section 2. Special Meeting. Special meetings of the Board of Directors may be called by or at the request of the Chairman of the Board, the President or any two Directors.

Section 3. Place of Meetings. Meetings of the Board of Directors may be held at the principal office of the corporation or at such other place, either within or without the State of North Carolina, as shall either (i) be designated in the notice of the meeting or (ii) be agreed upon at or before the meeting by a majority of the Directors then in office.

Section 4. Notice of Meetings. The Secretary or other person or persons calling a meeting for which notice is required shall give notice by mail or email, if a signed acceptance of email notice has been received from a Director, at least five days before the meeting. Unless otherwise indicated in the notice, any and all business may be transacted at a meeting of the Board of Directors. Attendance by a Director at a meeting shall constitute a waiver of notice, except where a Director attends for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called.

Section 5. Quorum. A majority of the Directors in office immediately before a meeting begins shall constitute a quorum for the transaction of business at a meeting of the Board of Directors.

Section 6. Manner of Acting. Except as otherwise provided by law or in the bylaws, the act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

WCHT Membership and Terms

Appointed:

1. High Country Association of Realtors (Sam Taylor) 2013
2. ASU (Tim Burwell) 2013
3. Town of Boone (Lynne Mason) 2014
4. NWRHA (Sharalea Sutton) 2013
5. APRHS (Amy Crabbe) 2014
6. Board of Education (Delora Hodges) 2013
7. High Country Home Builders Association (Buck Wellborn) 2014
8. WAMY (Melissa Soto) 2013

Elected:

1. Scott Eggers 2015 (2)
2. Chelsea Garrett 2015 (2)
3. Joe Furman 2015 (2)
4. Alex Hooker (Habitat for Humanity) 2016 (2)

WCHT MISSION STATEMENT

The mission of the Watauga Community Housing Trust is to promote the economic viability of the Watauga community by facilitating efficient, quality housing. Availability of such housing will enable employers to attract and retain an adequate and talented workforce.

Conceptual Master Plan

DRAFT

Four Twenty One South



Western North Carolina's Premier Class "A" Business Location
Located in the Heart of the North Carolina High Country
Watauga County, North Carolina

*Watauga County Economic Development Commission
Positioning the Region for Economic Prosperity*

Table of Contents

<u>Content</u>	<u>Page</u>
Master Plan Background and Objectives	2
Master Plan Context	3
Master Plan Land Uses	4
Master Plan Design Fundamentals	6
Master Plan Common Elements	7
Conceptual Rendering	8
Conservation Elements	9
Professional, Scientific & Technical Services Elements	10
Computer, Electronic & Miscellaneous Product Manufacturing Elements	11
Local Architectural Styles	12
Sample Covenants and Restrictions	13
Economic Impact of the Current Industrial Park	21

Master Plan Background and Objectives

Planning for the Four Twenty One South Business Park was sparked by recommendations from the Watauga County Economic Development Commission in the winter of 2011. At that time, the EDC was actively involved in the preparation of a Five Year Targeted Marketing Plan and had engaged the services of InSite Consulting, a site selection and economic development firm. The Targeted Marketing Plan would assist the EDC in establishing a better foundation for their work program and help the County engage in more efficient and effective marketing efforts. The development of the Targeted Marketing Plan reinforced and emphasized the fact that a significant “gap” exists in attracting targeted industry sectors to the area – the absence of “client-ready” manufacturing space or “product”.

The idea to work toward the development of new client-ready “product” began to gain momentum following a presentation at the 2012 Economic Development Summit. Interest began to grow in the development of a major employment center that offered client-ready “product” in the form of a business park. Searching for available land was added to the EDC’s work program and the EDC has been evaluating potential locations within the County ever since. Today, the EDC remains committed to the development of client ready space necessary to attract jobs and investment to Watauga County. The decision to create a “conceptual” master plan was made to provide elected officials, business leaders and county residents with a better understanding of the intended use and ultimately enable the creation of a well-planned employment center in Watauga County.

For a number of reasons, US Highway 421 is widely regarded as the preferred location for a regional employment center. Highway 421 is a major thoroughfare that is identified in long-range plans as an “economic gateway” corridor, where the County would especially encourage economic development activity. This corridor has many areas that are suited for increased levels of development because essential services and infrastructure can be provided here most efficiently. However, finding an “ideal” site in the High Country for such a development is difficult. Conventional wisdom leads the EDC to look for sites in much the same manner as professional site selectors when initially evaluating candidate communities. For example, is the site of sufficient acreage to ensure that current and future expansion needs are satisfied? Is the property close to higher density housing to provide an adequate pool of labor? Is there ready access to both customers and suppliers? Is necessary infrastructure in place to increase speed-to-market? Are there zoning, environmental or regulatory concerns that would increase a company’s risk?

The Conceptual Master Plan for the Four Twenty One South Business & Technology Park attempts to answer these questions.

Master Plan Context

The Master Plan will guide the planning, public investment and development of the property by giving structure to a vision for the ultimate development of the property and the building types that are desired both locally and by those primary and future targeted industries.

Highway 421 is planned as the primary transportation system connection. Minor side streets are often available to provide a secondary access point. An internal street network will provide access to individual development sites. Roundabouts at internal street intersections provide for efficient traffic control, internal directional signage, and for aesthetic appeal. Transportation planning needs are geared toward accommodating over-the-road trucks, delivery vans and passenger vehicles. Because of dangers inherent with mixing large and small vehicles in internal streets, transportation planning will attempt to effectively separate the two. It is also anticipated that pedestrian traffic will be accommodated and encouraged within the park.

The plan edges are designed to provide a buffer to surrounding land uses and function as passive recreation areas. Water quality measures include riparian buffers, protection of a water conservation area, and the use of Low Impact storm water measures. The plan envisions a multi-use trail system which will link internal development areas together and ultimately provide a fully-integrated recreation area.

More recent examples of research and technology parks demonstrate today's business preferences in facilities and infrastructure. Many of the newer parks are built with a density that enables an active pedestrian life. Some integrate residential and retail land uses in attractive mixed-use development areas. One thing is for sure, potential park tenants and owners are sure to be drawn to the region by its greatest strengths: an extremely high quality of life and a highly educated workforce. The population of the high country is highly-educated due to the strength of our institutions of higher education, including Appalachian State University and Caldwell Community College. A substantial portion of students here pursue studies in science, computer science, healthcare and technology-related fields. Graduates are well prepared for technology and research-based employment opportunities.

The EDC recognizes that this effort cannot fully anticipate or incorporate changes brought about through the community visioning process. It will therefore be important to engage the community with each step of the development process to ensure the vision being carried forward reflects the community's desires. In order to facilitate the development of individual properties within the park, specific standards will need to be in place to ensure the vision of this plan is being carried forward. The EDC recommends the establishment of reasonable requirements for the development of the property relating to land use, architectural features and site planning in the form of restrictive covenants. Proposed covenants and restrictions are found later in this document.

Master Plan Land Uses

In order to maximize the potential for the property the Master Plan is designed to accommodate diverse land uses identified in the Targeted Marketing Analysis for Watauga County. The following descriptions provide greater detail of these potential land uses.

Conservation

Natural areas including riparian buffers, steep slopes, ridge tops and intensely forested lands. Conservation areas provide for natural water quality preservation and function as potential storm water treatment areas. These areas also function as natural buffers between the park and surrounding land uses in addition to providing for passive recreation activities that contribute to the daily health, fitness and quality of life for those working in the park and living nearby.

Watauga's Existing Companies

Retention and expansion of existing companies in Watauga County is of primary importance. A majority of a community's new jobs and investment (approximately 80%) is created by existing businesses. Without space for these companies to grow, many will (and some already have) been forced to look outside of Watauga to expand.

Professional, Scientific & Technical Services

Flexible space intended for growth of Watauga's existing businesses, Entrepreneur training and development, and the EDC's recruitment efforts targeting identified Primary and Future Target market sectors, including:

- Computer Systems Design Services
- Research & Development in Biotechnology

This employment area would be ideal for services involving research and development with limited or no manufacturing. These sectors are generally considered "green" targets due to limited environmental impacts and limited infrastructure demands. Limited retail activity and/or related supporting businesses may be permitted as an ancillary use.

Computer, Electronic & Miscellaneous Product Manufacturing

Flexible space intended for growth of Watauga's existing businesses and the EDC's recruitment efforts targeting identified Primary and Future Target market sectors, including:

- Analytical Laboratory Instrument Manufacturing
- Surgical and Medical Instrument Manufacturing
- Surgical Appliance & Supplies Manufacturing
- Sporting & Athletic Goods Manufacturing

Development in this area is envisioned to project attractive building façades, with outdoor service activities, manufacturing, loading, and storage areas limited to the rear or the building. These industries project a clean appearance and are relatively quiet. External impacts from excessive noise, smoke, and odors are limited or non-existent. Limited retail activity and/or related supporting businesses may be permitted as an ancillary use. Larger scale office uses would also be included.

Agribusiness

Employment area supporting the production of agriculture and innovation in the agriculture industry. Locally, tree farms, nurseries, farmers markets, agricultural support businesses, greenhouses, and agricultural educational opportunities abound. In addition, Western North Carolina is developing a strong reputation in the bio-energy field with numerous alternative energy entities. This region remains well positioned to capitalize on green, sustainable, and innovative industry.

DRAFT

Master Plan Design Fundamentals

The park is intended to develop with sustainable design elements and attract (and retain) businesses suitable for our region. The street design will include pedestrian amenities, landscape features, and modern mobility considerations. Utility infrastructure will reflect changing demands. Above all, the plan seeks to reduce waste, pollution, energy use, and water consumption through sustainable practices shared by public and private entities alike. The following sections highlight actions that will ensure future development and land use activities within the park are created in a manner that supports the community's desires.

Thematic Design Elements

The park is intended to develop with a unified design theme which will include landscape design, building design/façade treatments, coordinated signage, and site lighting design to project a professional and harmonious character. Individual projects will be designed to include complementary elements used throughout the development.

Waste Reduction

The County encourages site development and building construction designed and managed to minimize waste to the County's landfill. Excess materials should be reused where possible. Individual business operations should be planned to ensure waste materials are sorted for recycling and reuse. Targeted businesses should reduce product packaging to the absolute minimum to allow for safe transportation and consumer purchase.

Pollution

Development projects should use locally available materials to reduce carbon emissions caused by transport where feasible. Storm water generated from paved surfaces should be adequately cleaned and filtered before being discharged into the natural system. The transportation system should encourage transit use, pedestrian and bicycle travel, and carpooling.

Energy Conservation

Individual buildings should be sited and oriented to capitalize on solar exposure to lessen energy demands related to lighting and heating. Landscaping along exterior building walls should provide both shade and cooling in the summer and protection from the winds in winter. The County will encourage the design of buildings with architectural features that utilize sunlight for interior illumination. All business will be encouraged to explore opportunities to install solar PV and wind harvesting elements on new structures to offset energy consumption and to capitalize on their large surface coverage.

Water Conservation

Landscaping material should be limited to native and drought tolerant plant species. The County will encourage the collection of rain water for irrigation and toilet flushing purposes and request that businesses utilize water efficient utilities (i.e. toilets, sinks, showers and the like).

Master Plan Common Elements

The Roadways

The High Country region in general enjoys excellent transportation access. US Highway 421 is one of several major highways currently serving the region. As the park name implies, Highway 421 will serve as the major access to and from the park. Roadways within the park will be designed and sized in anticipation of the transportation needs of targeted sectors. Right of ways will include space for multiple telecommunications / fiber optic lines, natural gas lines and underground power lines.

Transit

Because of limited available options, most people will drive to and from the park in the near term. However, planning for transit alternatives is essential as part of a sustainable vision for the future of the park and the region. Current development surrounding the park, along with new development drawn to the area as a result of the park, will tend to help support transit ridership in the area.

Utilities and Infrastructure

This plan recognizes that development in the park will depend upon sufficient and sustainable infrastructure. The Highway 421 corridor is generally well served by power and telecommunications. In the long term, the water supply might be subject to potential risk from seasonal drought. Managing water use in a sustainable way is therefore critical. A wide range of possible green initiatives for water and energy resources can provide sufficient, reliable and efficient utility support for the park over the long term.

Pedestrians

Internal circulation will include accommodations for pedestrians, bikes and greenways. The Plan anticipates that structured parking will be integrated into development and used for most parking in the long term. At the outset, surface parking areas would be planned in such a way that future development accompanied by garage construction can build upon the established street grid and embrace the transit circulation

Gateways

The plan includes recommendations for unique and uniform gateway signage and landscape elements as a means to further promote the presence of the park within its larger context. Gateway signage can help give the park a greater identifying physical presence. The focus for gateway enhancements will be at the main park entrances off the major highway.

Rendering



Conservation Elements

Key Elements: passive recreational activities, public parks, multi-purpose trails (with potential connections to regional assets), visual buffers, protection of riparian corridors (and other natural environmental assets), treated storm water discharge (utilizing Low Impact Development techniques),



Low Impact Development

- Effective
- Economical
- Flexible
- Adds value
- Achieves multiple objectives
- Follows a systems approach
- Makes sense

Riparian Buffers

- Trap Sediment
- Remove nitrogen, phosphorus
- Moderate temperature
- Provide stream bank stability
- Reduce storm water impacts
- Provide aquatic habitat
- Provide wildlife corridors

Multi-Purpose Trails

- Provide transportation options
- Promote healthy lifestyles
- Provide recreational opportunities
- Promote economic development
- Promote history and culture

Professional, Scientific & Technical Services Elements

Key Elements: accommodate targeted sector uses, provide parcel size flexibility, design with a unifying theme including compatible architectural styles and building materials, business incubator space, local learning and teleconferencing center,

Sample Architectural Styles And Building Materials

(See Local Architectural Styles pg. 11)



URS/EG&G Building Crane Technology Park



Alion Science & Technology Building Griffiths Park

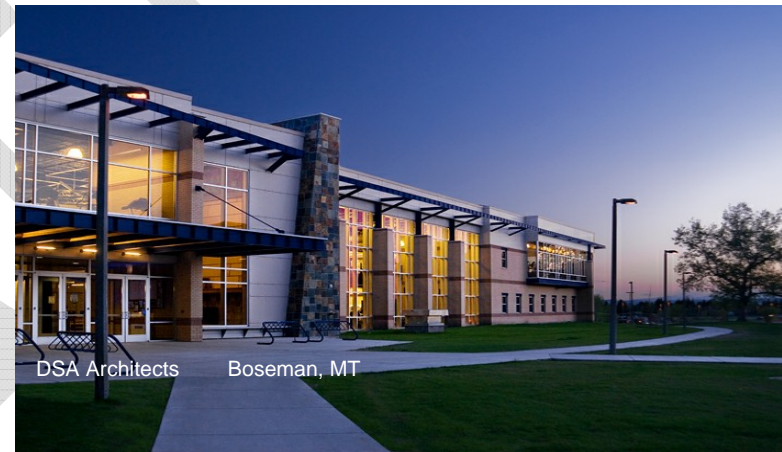


Research & Development Building Cal Poly Technology Park

Computer, Electronic & Misc. Product Manufacturing Elements

Key Elements: accommodate targeted sector uses, attract skilled higher wage employment opportunities, limit industrial activities producing excessive noise, odor, light & vibration, accommodate large scale office uses, provide parcel size flexibility, design with a unifying theme including compatible architectural styles and building materials, effectively screen outdoor service areas, accommodate semi-trucks and delivery vans,

Sample Architectural Styles and Building Materials



Local Architectural Styles



Cheap Joes Art Stuff Boone, NC



BREMCO Boone, NC



Federal Express Boone, NC



Charleston Forge Boone, NC

Sample Covenants and Restrictions

FOUR TWENTY ONE SOUTH BUSINESS AND TECHNOLOGY PARK COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the Watauga County, North Carolina, as the owner of the lands described below, in order to assure the public and future owners of parcels included in said lands being developed as a Business and Technology Park by the Watauga County Economic Development Commission (the "EDC") and the orderly and compatible development and use of said lands, hereby declares that the lands described below and the building parcels and/or lots resulting from subsequent divisions or re-divisions of said lands, shall be subject to the following provisions, restrictions and covenants, which shall run with the land, intending hereby to preserve the value of the lots and parcels contained within the area described below. The EDC has, and is continuing to undertake, the development of certain lands located in Watauga County for the Four Twenty One South Business and Technology Park (the "Park") and incident thereto, has imposed certain covenants and restrictions on said lands and may further impose covenants and restrictions on additional lands if acquired in the future. All further references in this Declaration of Covenants and Restrictions to the term the "Park" shall be deemed to mean those lands specifically subjected to this Declaration of Covenants and Restrictions. If these covenants address matters set forth in Watauga County ordinances, the more restrictive provision shall control.

DESCRIPTION OF LAND

The land which is subjected to these restrictions and which the EDC is undertaking development of for a Business and Technology Park is more particularly described as follows, to-wit: Four Twenty One South Business and Technology Park, and any future lots which may be created by further division or re-division thereof by the EDC.

1. GENERAL PROVISIONS.

It is the intent of this declaration that all structures and uses erected, enlarged, added to, altered, used, and maintained shall be designed, constructed and used so as to meet all applicable State of North Carolina laws and administrative codes pertaining to building construction, sanitation and local ordinance authority, and so as to provide for a compatible and aesthetically pleasing development. No building or improvement shall be erected, placed or altered on any building site in the Park until the plans and use for such building or improvement, including site plans, landscaping plans, building plans and specifications, have been approved by the Park Architectural Review Committee. All proposed construction shall be continuously undertaken and/or completed within one year of commencement. Alternative and redundant energy systems and methods, such as wind, solar, and geothermal, are encouraged to generate energy on-site, primarily for the principal use on the site or for other principal uses within the Park. Use of parcels covered by these covenants shall be occupied only for uses permitted and approved by the EDC and shall be limited to trades or industries of a restrictive character which are not detrimental to the Park or to the adjoining properties by reason of appearance, noise, dust, smoke, odor or similar condition as hereinafter provided. The following uses, not intending hereby to limit by enumeration, shall be prohibited:

1. Quarrying.
2. Junkyards or Salvage Yards.
3. Forges, foundries, refineries, concrete and plaster manufacturing and assemblage, asphalt plants or any similar use, the normal operation of which causes objectionable noise, odor, dust or smoke.
4. Any other use, not specified, the normal operation of which causes objectionable appearance, noise, odor, dust or smoke.

2. LOT DEVELOPMENT.

All improvements, structures, additions or alterations shall be thirty (30) feet to the R.O.W. line on any park street or road. Side yards shall be a minimum of fifteen (15) feet set back on each side of a structure to the side lot line. Corner lots shall have a side yard designated on the face of the site plan and such yard shall be a minimum of fifteen (15) feet distance from the side lot line. Rear yards shall be a minimum of thirty (30) feet from the rear lot line. Setbacks for lot edges adjoining designated open spaces shall be a minimum of thirty (30) feet. The combination of all building structures, all parking, driveways, loading areas and other paved areas shall cover no more than sixty-five percent (65%) percent of the total lot area. At least thirty-five percent (35%) of the total lot area shall be green area.

3. PARKING AND ACCESS.

- a. Parking of vehicles (other than passenger vehicles) or storage of products or equipment shall be prohibited at all times within fifty (50) feet of any street right-of-way. Parking of passenger vehicles shall be prohibited at all times within thirty (30) feet of any street right-of way; however, the EDC Architectural Review Committee may reduce the setback for passenger vehicle parking to twenty (20) feet, provided suitable landscaping is provided between the parking lot and the street right-of-way.
- b. One circular drive may be permitted in front of the building; however, any parking of vehicles other than passenger vehicles must be at least fifty (50) feet from the street right-of way along said circular drive.
- c. All driveways and parking areas shall be paved and constructed with materials meeting the accepted standards of the construction trades.
- d. Parking lots shall be subdivided by landscaping so that no uninterrupted parking expanse exceeds one-half acre. Parking rows shall be separated from perpendicular drive lanes by a landscaped island or peninsula that extends the full length of the parking stall. All landscape islands, areas, and buffers, shall have a minimum width of eight (8) feet to ensure the long-term viability of trees planted there.
- e. Landscaping and earth berms shall be utilized to shield parking areas from public rights-of-way. A minimum of fifty (50) percent of the plant material used for screening shall be evergreen in order to promote year round screening, except where berms are also used as a means to provide all-season screening.
- f. Bicycle racks shall be provided on each site.
- g. Walkways shall be provided to connect the building entrance to the parking lot and the public sidewalk. Where these walkways cross parking areas and driving lanes they shall be clearly identified, either with different paving materials, such as brick or colored concrete (preferred) or with painted crosswalk striping.
- h. All landscaping, drives, parking lots, and walks shall be completed within six (6) months of construction of the building, or within six (6) months of paving of the street serving the property, whichever is later.

4. BUILDING DESIGN.

- a. All buildings shall be sited, designed, and constructed in such manner as to provide an aesthetically pleasing development, emphasizing building styles, designs, and materials that reflect local architectural vernacular, reinforcing a professional Business and Technology Park theme, and that promote sustainability, energy-efficiency, and environmental responsibility.
- b. Buildings under two stories are encouraged to establish vertical elements along the street facing façade, and for the elements within the façade.
- c. New buildings shall be designed to be compatible with nearby buildings within the Park, without discouraging creativity in design or promoting uniformity or monotony in architectural styles. Factors such as exterior materials, height, transparency and landscaping of the neighboring facility shall be considered in the design of a new building.
- d. No buildings shall be designed with long, uninterrupted, horizontal blank walls facing any public right-of-way. The primary entrance of the building shall face or be visible from the public right-of-way that provides principal access to the lot.
- e. Where possible, buildings shall be oriented along an east-west access to gain maximum use of natural light. All principal buildings shall also incorporate features to promote energy efficiency and environmental responsibility, including but not limited to transom or roof windows/skylights to promote natural light, alternative energy options such as building mounted wind turbines or solar panels, green roofs, and use of recycled and locally-sourced building products. Buildings that are “LEED-certifiable” are encouraged.
- f. The front and side wall of all structures facing a street shall be faced with at least thirty percent (30%) decorative masonry or other material approved by the Architectural Review Committee after review of plans submitted by applicant. Side walls of a structure facing a yard shall have the aforementioned material percentage facing extended for a minimum distance of twenty (20) feet or to a natural dividing point approved by the Architectural Review Committee. Walls facing interior side and rear yards shall be finished in materials complimentary to the facade facing the streets. Exposed concrete blocks are discouraged but may be used upon approval of the Architectural Review Committee. Brick, natural stone, wood and glass are the only allowed primary materials for building exteriors, however, articulated flattened architectural grade metal panels (not corrugated metal) and metal shingles may be approved by the Architectural Review Committee if it finds that they can be incorporated into the building design as an attractive, efficient and cost-effective way to define building forms in a contemporary or modern way.
- g. Buildings shall provide for an active street environment by providing a minimum of twenty-five (25) percent clear glass at the ground floor façade facing the primary public right-of-way. The use of reflective or dark-tinted glass at ground level is strongly discouraged. Buildings that include both office space and research or production space requiring privacy from the public right-of-way shall be designed with the office use oriented along the street façade.
- h. Accessory buildings and ancillary structures such as fences, walls, and dumpster enclosures shall be designed to be architecturally compatible with the principal building on the lot.
- i. All buildings shall at all times be kept clean and in good repair, condition and appearance.

5. LIGHTING.

Exterior lighting shall be designed to provide uniform illumination with low glare. All exterior lights shall be full cut-off, dark-sky compliant fixtures. Parking lot and driveway fixtures shall not exceed thirty (30) feet in height. Pedestrian pathway lights shall not exceed fifteen (15) feet in height. LED or equivalent low-energy lighting is preferred on all external lighting fixtures. Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination

upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be directed away from residences and public rights-of-way and other public lands.

6. OUTDOOR STORAGE.

Outdoor storage will be limited to containers for periodic collection of refuse and recyclables only, within enclosures that provide for full screening of the refuse and recyclables. Approval of other outdoor storage or outdoor service areas must be obtained prior to the issuance of a Certificate of Occupancy for the primary building or any addition thereto.

7. FENCING.

No chain link or barbed wire fencing shall be allowed within the Park. Wooden stockade and similar types of solid fencing is discouraged. All fence design and materials shall be subject to review and approval by the Architectural Review Committee. Fences are not permitted to extend beyond the minimum required street yard, or in case of a greater setback, shall not extend beyond the front of the structure into the street yard. Corner lots may have fencing extending to the minimum street setback requirement and shall not extend into the street yard in front of any structure.

8. LOADING AREAS.

Loading areas and docks shall be secondary elements of any principal building, focused in locations and provided with screening in a manner that minimizes their visibility from public rights-of-way and adjoining properties. Loading areas shall not be permitted in the street yard or along any façade facing public street areas, except that loading docks located at least one hundred fifty (150) feet from the street right-of-way may be permitted with the specific approval of the Architectural Review Committee and where such loading docks are extensively screened from the public right-of-way. All loading areas shall be screened from view from public right-of-way through the use of landscaping, berms and walls, or methods otherwise approved by the Architectural Review Committee.

9. LANDSCAPING.

- a. Landscaping of the building site shall be accomplished so as to enhance the aesthetic and architectural beauty of the principal building, contribute to the park-like setting of the technology park, and emphasize native and sustainable planting schemes. All landscaping shall be approved by the Architectural Review Committee prior to installation.
- b. All plant materials shall be nursery grown. Landscaping designed to conserve water resources and to minimize use of herbicides and pesticides shall be emphasized within all landscape plans. Use of bioswales, rain gardens, prairie plantings in lieu of lawn, and native planting solutions are encouraged. Decorative berms with organic shapes are encouraged.
- c. The street yard setback areas shall be entirely graded, sodded and seeded and properly landscaped between side lot lines and from the public road to the building facades, excepting only such areas as may be required for driveways, sidewalks and permitted parking areas. See also "Parking and Access" standards above.
- d. Landscaping may include ponds and/or storm water detention and/or retention basins or areas that are intentionally designed to provide an aesthetic element to the site, subject to the approval by the Architectural Review Committee.
- e. The entire parcel of land under each ownership shall have all vegetation maintained, replaced where dead or dying, and kept in good appearance at all times.

10. DRAINAGE CONTROL.

Prior to any site development, a storm water management plan, site grading plan, and erosion control plan shall be approved by the County Property Development Coordinator, who shall transmit his or her decisions to the Architectural Review Committee. No land shall be developed and no use shall be permitted that results in flooding, accelerated erosion or sedimentation on adjacent properties. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other storm water management facility.

11. SIGNS AND BILLBOARDS.

No sign shall be erected or maintained on the Property except in conformity with the following:

- (a) All signs required shall be subject to approval by the Architectural Review Committee and shall meet applicable standards of the Watauga County Sign Ordinance.
- (b) All signage shall be designed in a manner that reflects the architectural theme and materials of the principal building on the lot.
- (c) The Architectural Review Committee may require a degree of uniformity in sign type, placement, and styles within the Park in an effort to foster a compatible or contemporary theme, while still allowing creativity in individual sign designs.
- (d) The base of all ground mounted signage shall be attractively landscaped in a manner that relates to the overall landscape plan for the lot.
- (e) Signs shall not be painted directly on the outside wall of a building, nor are they permitted to be painted on a fence, tree, stone or other similar object.
- (f) Offices, warehouses and other buildings with multiple businesses may construct a directory sign which must receive Architectural Review Committee approval.
- (g) Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold therein.
- (h) Signs may be illuminated subject to the Architectural Review Committee approval.

12. UTILITY CONTROL.

Except where integral to on-site energy generation systems, all utilities, including all electric power, telephone and other communication equipment, gas, water, storm and sanitary sewers, excepting electric power lines exceeding [] KV?, shall be underground. The location of the utility shall be subject to approval by the Architectural Review Committee.

13. RUBBISH AND WASTE MATERIALS.

No rubbish shall be burned on the premises except in an incinerator designed and approved for such purposes, meeting all appropriate state and federal air emission standards. All waste materials shall be located and kept in containers for pick up or proper disposal. Storage of waste materials shall not exceed thirty (30) days on any lot. All waste material storage areas shall be fully screened from view from public rights-of-way and adjacent properties through the use of landscaping, berms and walls, fences, or methods otherwise approved by the Architectural Review Committee. All waste storage areas shall be located at the rear of the building, except where an alternate location better meets these objectives as determined by the Architectural Review Committee.

14. MECHANICAL EQUIPMENT.

Mechanical equipment mounted on the roof shall be screened and/or positioned in a method that is architecturally compatible with the building and set back, providing screening from public view. All ground-mounted equipment shall be screened from public areas.

15. NOISE.

To reduce external noise associated with businesses with the Park, a maximum external decibel reading of fifty (50) db at the property line must be maintained.

16. RESALE OF LOTS.

In the event a land owner, other than the County, elects to sell any portion of the undeveloped land which is not being used in connection with his or her business, the same shall be first offered for sale, in writing, to the County at the price per acre paid for such land when such land was purchased from the County, together with the costs of any special assessments paid from the date of purchase of said land from the County to the date of closing if purchased by the County. The County shall have ninety (90) days from the date of receipt of such offer to accept or reject the same, unless, an extension of the time may be mutually agreed upon and set forth in writing. Acceptance or rejection of any such offer shall be approved by the Board of County Commissioners. In the event the County accepts such offer, the owner shall convey title to said land to the County by Warranty Deed free and clear of all liens and encumbrances, except these covenants, conditions, and restrictions, recorded easements for public utilities approved by the County, rights of the public in roadways as laid out, dedicated or used, deferred unpaid special assessments for public improvements, if any. Seller shall be responsible for prorated real estate taxes for the year of sale through the date of sale; Owner shall provide, at Owner's expense, a title insurance policy insuring the County as the owner upon repurchase for the full amount of the repurchase price. In the event the County rejects any such offer and said owner proceeds with the sale of any portion of its undeveloped land to a third party, said conveyance shall be subject to the continuing provisions of this paragraph and said third-party purchaser, if it in the future elects to sell any portion of the undeveloped land which is not then being used by it in connection with its business or industry, shall be required to again first offer said portion for sale in writing to the County at the price paid per acre for such land by the initial purchaser from the County, together with the cost of any special assessments paid by owners of said lands from the date of the original sale by the County to the date of repurchase, all on the same terms and conditions as first set forth above; it being the intent that the County shall have and retain a continuing right to repurchase undeveloped lands under this paragraph.

17. RECAPTURE AND RESALE OF LAND.

A. If an Owner other than County of any lot does not commence construction of a building or buildings thereon within two (2) years after the date of purchase of said lot, the County shall have the option to repurchase said lot. Exercise of the Option shall be affected by a resolution adopted by Watauga County Board of Commissioners. So long as said owner has not commenced construction of a building or buildings on said lot, said Option shall be exercisable by Watauga County upon delivery in writing of a notice to said Owner at any time after the expiration of said two (2) year period, or such longer period as may be agreed to in writing between said Owner and Watauga County. Closing shall take place within sixty (60) days following the exercise of said Option on said date as shall be designated by the County in said Notice of Exercise or on such later date as may be agreed to in writing between said Owner and the County. In the event the County exercises its Option to Purchase contained in this paragraph, the purchase price to be paid by the county shall be computed at the price per acre paid for such land by the initial purchaser of said land at the time of purchase thereof from the County, plus any special assessments paid by the Owner of such land from the date of purchase of such

land from the County to the date of closing of the repurchase by the County under this paragraph. In the event the County exercises its Option to repurchase hereunder, conveyance shall be Warranty Deed from said owner to the County free and clear of all liens and encumbrances, except County ordinances, the provisions of this declaration and any amendments hereto, recorded easements for public utilities approved by the County, rights of the public in roadways as laid out, dedicated or used, unpaid future installments of special assessments for public improvements, if any; owner shall be responsible for prorated real estate taxes for the year of closing through the date of closing; owner shall furnish to the County, at Owner's expense, a title insurance policy for the full amount of the repurchase price insuring title in the County upon consummation of said repurchase in the condition called for above.

B. Nothing contained in this paragraph shall be deemed to give the County a right of first refusal or option with regard to lands which have been improved by the construction of a building or buildings thereon, it being intended that the Option provisions set forth above shall apply only to vacant parcels and that the owner of any lot which has been improved by the construction of a building or buildings thereon shall have the right to sell all of such property as one parcel together with the improvements thereon.

C. Any proposed subdivision or re-subdivision and any sales of parcels or portions of parcels resulting in change or adjustment of lot lines must be approved by the Architectural Review Committee.

18. DURATION OF COVENANTS AND RESTRICTIONS AND EXTENSION THEREOF.

The covenants, restrictions and provisions of this declaration shall apply to the parcels herein described and, upon subsequent re-divisions thereof, shall also apply to all such resulting additional lots and/or parcels, and shall be considered covenants which are to run with the land and shall be binding upon all parties and persons claiming under all parties for a period of ten (10) years from the date this declaration is recorded, after which time, said covenants, restrictions and provisions shall be automatically extended for successive periods of ten (10) years, unless within either the original ten (10) year term or any successive ten (10) year term, an instrument signed by the then owners of the lots or parcels then subject to these covenants and restrictions holding a majority of the votes (as hereinafter defined) and approved by the EDC has been recorded agreeing to terminate these covenants, restrictions and provisions, and in the event of amendment of these covenants, restrictions and provisions in accordance with the provisions of paragraph 16 hereof, the same shall continue in force as so amended, in like manner for the balance of that ten (10) year term, and shall in the same way be automatically extended for successive ten (10) year periods. In determining voting rights hereunder, one (1) vote shall be counted for each developed lot or developed parcel, and if there is more than one (1) owner of any such developed lot or developed parcel, the vote allocated to such developed lot or developed parcel shall be divided between said owners according to their percentage of ownership interests of record. Any lot or parcel owned by the county shall be included in such voting, with one (1) vote for each such separate lot or parcel; however, in the event any such lot or parcel owned by the county is greater than [] acres, then the county shall have a number of votes with respect to such larger parcel equal to the nearest whole number arrived at by dividing the number of acres contained in such larger parcel by the number twenty (20). Those votes of the County shall be exercisable and cast by action of the EDC. Each owner, with the exception of the County, shall be limited to a maximum of one (1) vote.

19. ENFORCEMENT OF COVENANTS.

Any disputes involving these covenants shall be decided by the Architectural Review Committee. The enforcement of the restrictions and covenants contained in this Declaration of Restrictions shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages with such election at the option of

the enforcing party. Such proceedings may be commenced by any owner or owners of parcels then subject to these restrictions and covenants or by the County.

20. AMENDMENT OF DECLARATION OF RESTRICTIONS AND COVENANTS.

Except as hereinafter provided, the within restrictions and covenants may be amended by a written instrument executed by the then current owners of lots or parcels then subject to these restrictions holding a majority of votes as determined under the provisions of paragraph 14 hereof and approved by the County. Notwithstanding the foregoing, any amendment or modification of the provisions of paragraph 1 of these covenants and restrictions which would result in said provisions being less restrictive shall require that said written instrument be executed by 100% of the owners of the lands then subject to these restrictions who would be entitled to vote under the terms of paragraph 14. Any such amendment shall be effective upon the recording of such amendment in the Office or Offices of the Register of Deeds for the County which the real estate which is then subject to these restrictions is located.

21. VARIANCES.

Where, in the judgment of the Architectural Review Committee, it would be inappropriate to apply literally the provisions of these restrictions and covenants because of unusual circumstances or because exceptional or undue hardship would result, the Architectural Review Committee may waive or modify any requirements of sections 2 through 9 inclusive hereof, subject, however, to the following: (a) Not less than ten (10) days prior to the date of consideration of such waiver or modification by the Architectural Review Committee, written notice specifying the proposed waiver or modification and the time, date and place when the Architectural Review Committee will consider such proposed waiver or modification shall be mailed to the then current owners of all of the lots or parcels then subject to these covenants and restrictions who would be entitled to vote under the terms of paragraph 14, utilizing for such mailing purposes the most recent addresses for such owners contained in the assessment rolls of the County; (b) In the event written objections to such proposed modification or waiver executed by a majority of the owners who would be entitled to vote under the terms of paragraph 14 are delivered to the County Clerk prior to the time and date of the meeting at which the Architectural Review Committee is to consider such waiver or modification, such waiver or modification may not be approved or granted by the Architectural Review Committee.

22. EXPANSION OF LANDS SUBJECT TO THESE COVENANTS AND RESTRICTIONS.

The City of Whitewater reserves the right to subject additional lots and parcels of land to these covenants and restrictions by written instrument specifying that such additional lots or parcels are so subjected hereto. In the event any additional lots or parcels are so subjected to these covenants and restrictions, such additional lands shall then be deemed to be parcels or lots subject to these restrictions and, thereafter, the then current owners of such additional lots or parcels shall have the same rights and obligations as the owners of the lots or parcels initially subjected to these restrictions and covenants.

23. SEVERABILITY AND INVALIDATION.

Invalidation of any of the covenants or restrictions herein set forth, or as hereafter existing by way of amendment or modification as herein provided, by judgment or court order, shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, nor shall any such judgment or court order render inapplicable the provisions of these covenants and restrictions to persons or circumstances other than those held invalid by such judgment or court order.

Economic Impact of the Current Industrial Park

Study underway. Will be added to final plan.

DRAFT

TOP 10 FACTORS DRIVING LOCATION DECISIONS

Source: Area Development Magazine – 27th annual Survey of Corporate Executives, 1st Quarter, 2013

1. Labor Costs re: union presence, local wage rates
2. Highway Access
3. Skilled, Educated Work Force
4. Good Broadband availability
5. Cost of New vs. Existing buildings
6. Energy Availability and Costs
7. Corporate Tax Rates
8. Good Available Buildings
9. Tax Exemptions/Incentives
10. Low Union Profile

Note:

1. Quality of life factors are considered separately; Low crime rate is highest ranked factor – if ranked along with the top 10, would tie for 7th. Generally quality of life factors are “tie-breakers” between communities.
2. According to information provided by Advantage West Economic Development Group, 65% of new projects in Western NC (2012) were manufacturing, followed by data centers and distribution. 63% of companies preferred to relocate to an existing building, which is downward trend. To compete for projects, a community must have either affordable available land or usable buildings.

HOW DOES WATAUGA COUNTY MEASURE UP WHEN THE ABOVE FACTORS ARE APPLIED?

Watauga County certainly does not lack for “quality of life” attributes. Geographic location, beautiful scenery, clean air and water, four seasons of outdoor recreation opportunities, cool summer temperatures, and fall colors all make the County a desirable place to live and work. The presence of Appalachian State University is an exceptionally attractive quality. Also attractive is the prospering Appalachian Regional Health Care System, Samaritan’s Purse, and the award-winning public school system. Finally, the County has a much lower crime rate than does North Carolina as a whole, which as mentioned is the highest ranked quality of life issue among corporate executives.

THE POSITIVES:

1. Labor Costs

Low local wage rates, relative lack of unions – NC is “Right-to-Work” state

3. Skilled Educated Workforce

Highly educated work force, active community college continuing education & skills training

4. Good Broadband Availability

Availability throughout Watauga County

6. Energy Availability and Costs

Energy availability and costs are not seemingly negatives however availability of natural gas could be a problem depending on location within the county.

7. Corporate Tax Rates

North Carolina is phasing reduction of the corporate tax rate over a five-year period, and provides several attractive tax exemptions and incentives.

10. Low Union Profile

Low labor union profile (little if any visible activity)

THE NEGATIVES:**2. Highway Access**

Interstate highways are at least an hour away, which is a negative, but US Highway 421 South (and US Highway 321 South in the near future) provides four-lane access to the interstates.

5. Cost of New vs. Existing Buildings

N/A

8. Good Available Buildings

The County's most glaring shortcoming is the lack of "product", i.e. available buildings or land. While there are several small, commercial buildings available, they are not of the size, location, or design attractive for recruiting business such as manufacturing or research and development. Similarly, while an abundance of land is available, it is expensive and not located in a protected park setting, which is generally required by businesses considering relocation.

9. Tax Exemptions/Incentives

The County is limited as to tax incentives that can be offered, and does not have a formal incentive program applicable to business recruitment.

APPALACHIAN ENTERPRISE CENTER LEASE AGREEMENT

This lease agreement ("Lease") made and entered into this ____ day of _____, 20____, between Watauga County ("Landlord") and _____ herein referred to as "Tenant."

Introduction

Occupant is (choose one):

XX Resident Tenant client paying subsidized rents and services and agreeing to certain requirements regarding business operations.

____ Virtual Tenant client paying subsidized rents and services and agreeing to certain requirements regarding business operations.

Section 1. Lease

1.1 The AEC in consideration of the rent and covenants to be kept and performed by both parties, hereby leases to Tenant the space identified as office #_____ consisting of approximately _____ square feet ("Premises"), situated in the Town of Boone and the County of Watauga, North Carolina in the building known as the Appalachian Enterprise Center ("the Property"). The Tenant has inspected the Premises and has agreed to accept them in "as is" condition. The Premises are more particularly described in Exhibit "A" attached hereto.

1.2 The Premises shall be used for and confined to the following operations and purposes:

The Tenant must obtain prior written approval of the Landlord for any alternate use. The Premises shall not be used, occupied or kept in violation of any law, municipal ordinance or regulation or in any manner which could create a hazard affecting the Landlord's insurance of the Property and/or the Premises.

1.3 The term of this Lease shall be for a period of thirty (30) months commencing on _____ ("Original Term"). Subject to the terms and conditions set forth herein, this Lease shall automatically renew for additional one year periods unless terminated herein. Should this Lease be renewed for a period extending over the Original Term, or any renewal term, the Landlord reserves the right to relocate Tenant to a comparable office if needed at the Landlord's expense. Notwithstanding the foregoing, the Landlord or Tenant may terminate this Lease upon the expiration of the Original Term, any renewal term, or upon the lack of availability of State and federal funds being provided to Tenant for the purpose set forth above, by providing the other party with written notice of termination not less than thirty (30) days prior to expiration of the current term.

Section 2. Rent and Security Deposit

2.1 For the premises and the Original Term set forth above, the Tenant agrees to pay the Landlord the annual amount of \$_____ at the rate of \$_____ per month, payable in advance on the first day of each calendar month. In the event that possession is taken on a date other than the first day of the month, the rent shall be prorated for the period between the date of possession and the first day of the next calendar month. The rent for any renewal term shall be adjusted as follows:

2.1(a) Rent may be increased 10% or less per month for each renewal term after the 2nd renewal for the same amount of space and type of Tenant, in the sole discretion of the Landlord. If rent is to be increased for any renewal term, the Landlord shall provide notice of such increase to the Tenant at least thirty (30) days prior to the commencement of the renewal term. Should the Tenant require additional space in a subsequent Lease the appropriate discounts will be provided and the increase shall be applied accordingly.

2.2 Fees for any services provided by the Landlord to the Tenant and any other monies due to the Landlord under this Lease, shall be invoiced to the Tenant on the first business day of each month and shall be payable within five (5) days thereafter.

2.3 Any rental payment or fees for services or other monies not paid by the due date, including any grace period hereunder, shall be considered late. If any payment is not made on the due date, a five percent (5%) late charge will immediately be assessed upon the amount of the delinquent rent, fees or monies and the failure of the Tenant to promptly pay the same will constitute an event of default and shall entitle the Landlord to terminate this Lease as provided herein. In the event that it becomes necessary for the Landlord to initiate legal proceedings to collect any of the rents or fees payable under this Lease, the Tenant will pay all reasonable and necessary expenses incurred by the Landlord in such legal proceedings, including reasonable attorney's fees.

2.4 A security deposit in the amount of one month's rent shall be provided by Tenant to the Landlord for the faithful performance by the Tenant of its obligations under this Lease. No interest shall be paid on the Security Deposit. The Security Deposit shall be used for payment of past due rent or damages to the Premises, exclusive of normal wear and tear, which occur during the term of this Lease. The balance of the Security Deposit, if any, will be returned to the Tenant at the mailing address provided by the Tenant within thirty (30) days of the termination of this Lease.

2.5 Any payment due from the Tenant to the Landlord shall be made to:
 Watauga County (Check payable to Watauga County)
 c/o Watauga County Finance Department
 814 West King Street, Suite 216
 Boone, NC 28607

Section 3. Common Areas

3.1 The Tenant shall have access to the restrooms, kitchen, hallways, conference rooms and such other areas as may be designated common areas on the Premises on a shared basis under the rules and regulations of the Landlord. These rules and regulations may be amended by Landlord from time to time. A copy of said rules and regulations, as amended, shall be provided to the Tenant. Tenant shall comply with all such rules and regulations as promulgated.

Section 4. Alterations and Additions

4.1 The Tenant shall make no alterations or improvements to the Premises, including but not limited to, the construction of additional walls or the moving of walls, during the term of this Lease without first obtaining the written consent of the Landlord. Unless the Landlord shall otherwise agree, Tenant shall be solely responsible for all costs and expenses for all such alterations and improvements. In addition, Landlord shall have the right, in its sole discretion, to require the Tenant to fund an interest bearing escrow account to be used to reinstate and/or restore the Premises upon termination of this Lease. Any funds not used for such purpose shall be refunded to Tenant within a reasonable time after termination of the Lease; subject, however, to any other rights of Landlord in or to such funds provided by law. Tenant may use Landlord's or its own contractors and subcontractors to perform the work requested provided all such workers have been approved in writing by the Landlord and provide a Certificate of Insurance. The parties hereto agree that Landlord shall have complete control over all aspects of such alterations and improvements. Tenant shall indemnify and hold Landlord harmless for any claims or damages arising in connection with or related to such alterations and improvements as provided herein. Any alterations or improvements made by the Tenant, or on behalf of Tenant, shall become the property of the Landlord at the termination of the Lease without cost to the Landlord, unless the Landlord, in its sole discretion, directs the Tenant to remove such alterations and improvements from the Premises in which event, the Tenant shall remove alterations, improvements and additions and restore the Premises to the same order and condition in which it was at the commencement of this Lease at the Tenant's sole cost and expense. Should the Tenant fail to do so, the Landlord may do so and collect at its option, all costs and expenses thereof, in excess of any escrow funds set aside for such purpose, from the Tenant as additional rent. The Tenant shall pay all sums due and payable as a result of all alterations made to the Premises within ten (10) days from the date of a notice of bill for the same from the Landlord.

Section 5. Utilities

5.1 The Landlord will pay for all charges assessed against the Premises during the term of this Lease for water, heat and electricity. In the event that the Tenant installs any equipment resulting in a significant increase in the demand for power or cooling, the Tenant shall pay the additional cost of such power and cooling as an additional monthly rental payment to be determined by the Landlord. The Tenant shall

be responsible for paying current phone line installation charges and monthly service charges as well as the actual costs of all calls. In the event that the Tenant elects to move from the Premises to other premises within the Property, the Tenant acknowledges that it will be liable for the foregoing installation charge for each and every such move.

Section 6. Moveable Furniture and Equipment

6.1 All moveable furniture and equipment installed by the Tenant shall be removed at the expiration or earlier termination of this Lease provided the Tenant shall not at such time be in default under any covenant or agreement contained in this Lease; and provided that in the event of such removal, the Tenant shall repair any and all damages incurred to the Premises and/or Property caused by removal and promptly restore the Premises and/or Property to its original order and condition.

6.2 Any such furniture or equipment not removed at or prior to termination shall be and become the property of the Landlord.

6.3 The Tenant shall not install any furniture or equipment on the Premises or make any alterations to the Premises which may require any change in heating, air conditioning, electrical, water or sewer systems without the prior written approval of the Landlord.

Section 7. Maintenance and Repairs

7.1 The Landlord shall keep in good repair the common areas, roof, walls, all electrical, heating, cooling and plumbing systems, gutters, downspouts and exterior painting. In addition, the Landlord will maintain the grounds of the Property, including snow removal and grass cutting. The Landlord shall not be liable (and shall assess the costs thereof to the Tenant) when any repair is made necessary by the negligent or willful acts or omission of the Tenant, its agents, invitees or employees, reasonable wear and tear excepted. The Tenant will, at its own expense, keep the Premises in good repair for the term of this Lease and at the expiration of the Lease, deliver to the Premises to the Landlord in like condition as when taken, reasonable wear and tear excepted. Each day that the Tenant occupies the Premises it shall maintain the Premises in a clean, sanitary, neat and attractive condition. The Premises may contain a thermostat that regulates the heating and cooling systems in the Property. The Landlord shall determine the proper settings for the thermostats and the Tenant shall not change the settings without prior approval of the Landlord. The Landlord shall have access to the thermostat on a regular basis, daily if necessary, to ensure that the thermostat is being maintained at the designated settings.

7.2 The Tenant shall obtain the written approval of the Landlord prior to displaying any sign on the exterior or interior of the Premises. Any such sign must be of the size, color and style as the Landlord shall approve.

Section 8. Indemnification and Insurance

8.1 The Tenant shall indemnify and hold harmless and assume the defense of the Landlord, its agents, employees and officials, including the Manager of the Property from any and all claims, liabilities, judgments, costs, damages and expenses of any nature whatsoever, including the cost of defending such claims, which may accrue against, be charged to, recovered from or sought to be recovered from the Landlord, its agents, employees and officials, including the Manager of the Property by reason of or on account of any personal injury, sickness, or death of any person or damage to property arising from the Tenant's use and occupancy of the Premises and the operation of its business on the Property.

In order to affect the same, the Tenant agrees to purchase and keep in full force and effect at all times during the term of this Lease, commercial general liability insurance with limits of at least one million dollars (\$1,000,000.00) per occurrence for injuries to or death of persons, and at least one hundred thousand (\$100,000.00) per occurrence for damage to property. Such insurance shall name the Landlord, its agents, employees and officials and the Manager of the Property as additional insureds under the policy.

The Tenant shall be responsible for any damages it, its employees, agents, representatives or invitees may cause to the Premises or to any personal or other property belonging to the Landlord that may be on such Premises. Any insurance purchased by the Landlord covering the Premises or its contents will not provide any coverage for any property belonging to the Tenant. If the Tenant wishes such coverage for its property, it will be solely responsible for purchasing the same. Tenant hereby acknowledges that the Property is located in the 100 year flood plain. Tenant is solely responsible for obtaining any flood insurance for its property.

All insurance policies required under this Lease shall provide that the Landlord shall be given thirty (30) days advance notice prior to the reduction of, or cancellation of, such insurance policies. A copy of the insurance policies or certificates showing the same to be in full force and effect shall be delivered to the Landlord before the Tenant's occupancy of the Premises.

Any deductibles or self-insured retentions applicable to required coverage shall be paid by the Tenant, and the Landlord shall not be required to participate therewith. The insurance required hereunder shall be primary and any insurance or self-insurance maintained by the Landlord shall be excess of the Tenant's insurance and shall not contribute therewith. Failure of the Tenant to comply with any reporting provisions of the insurance policies required hereunder shall not affect coverage provided to the Landlord. All rights and subrogation against the Landlord shall be waived. All coverages for subcontractors of the Tenant, if any, shall be subject to all of the requirements stated herein.

The failure of the Tenant to maintain and pay all insurance premiums when due and payable shall be grounds for the immediate termination of this Lease by the Landlord, any contrary provisions contained herein notwithstanding.

8.2 The Tenant hereby releases the Landlord, its agents, employees and officials, and the Manager of the Property from any liability or responsibility to the tenant or any other person, claiming through it by way of subrogation or otherwise, for any loss or damage to the Tenant's property or the property of any of its agents, employees, representatives or invitees which is brought onto the Premises, regardless of how such loss or damage may occur, even if such damage or loss may have been caused by flood or other casualty or by the negligence of the Landlord, its agents, employees or officials, or the Manager of the Property. It is expressly agreed and understood that the Tenant, its agents, employees, representatives or invitees, in bringing property in and onto the Premises do so at their own risk. It is further agreed and understood that the Landlord, its agents, employees and officials, and the Manager of the Property will not be liable to the Tenant for any business losses or damages to the property of the Tenant, its employees, representatives, agents or invitees, occasioned by the acts or omissions of other businesses or person which may occupy the Property.

8.3 At any reasonable time the Landlord may enter the Premises to inspect and or make repairs necessary under the terms of this Lease. At any time within forty-five (45) days before the termination of this Lease, the Landlord may enter the Premises at reasonable hours to exhibit same to prospective Tenants. The Landlord reserves the right to inspect the Premises at all reasonable times in order to ensure that the Tenant is complying with the provisions of this Lease. The Landlord will provide the Tenant with keys giving access to the Premises in accordance with the attached "Key Agreement," a copy of which is attached hereto as Exhibit "C".

Section 9. Subletting, Transferring, Assigning/Cancellation or Modification

9.1 The Tenant agrees not to sublet, assign, transfer, or mortgage this Lease or sublet the Premises in whole or in part without the prior written consent of the Landlord.

9.2 In the event that the Tenant desires to change the size or location of the Premises leased under this Lease through either expansion of the existing Premises (where feasible) or relocation to another section of the Property, this Lease may be modified by the Tenant providing notice to the Landlord at least forty-five (45) days prior to the date of modification, provided that a modified lease is successfully negotiated between the Landlord and the Tenant for the new premises.

9.3 Reserved.

9.4 The occurrence of any of the following conditions shall constitute an "Event of Default" under this Lease and shall entitle the Landlord at its option to

terminate the Lease in which event the Tenant shall vacate the Premises within ten (10) days of the date of notice to vacate:

9.4(a) The Tenant fails to pay within ten (10) days of the date due, any rent, service fees, or other monies provided for in this Lease;

9.4(b) The Premises are vacated even though the Tenant continues to pay stipulated monthly rent;

9.4(c) Any petition or other action is filed by or against the Tenant under any section or chapter of the Federal Bankruptcy Act;

9.4(d) The Tenant becomes insolvent or transfers property in fraud of creditors;

9.4(e) The Tenant fails to comply with any provision or covenant of this Lease, any agreement attached hereto and/or any of the rules and regulations which may be established by the Landlord from time to time;

9.4(f) The tenant is responsible for and fails to remove or satisfy any mechanic's lien or other claim or lien assessed or charged against or otherwise encumbering the Premises or Property within thirty (30) days after such lien or claim arises, or

9.4(g) To the extent applicable, the failure by the Tenant to abide by the terms of that certain Letter of Commitment between the Tenant and the Landlord attached hereto as Exhibit "B".

Should the Tenant fail to vacate the Premises upon notice of termination, the Landlord shall have the right to reenter the Premises and remove the Tenant and its effects without being liable for any damaged thereto. The failure by the Landlord to call for a termination of the Lease at any time shall not constitute a waiver of the Landlord's right to do so at a subsequent time. Upon the occurrence of an Event of Default, in addition to termination, the Landlord shall also be entitled to recover from the Tenant all unpaid rent through the end of the term without exercising any attempt to mitigate such lost unpaid rent as well as any other sums for which the Tenant is liable under the terms of this Lease, including attorney's fees. The foregoing rights shall be in addition to, and not in lieu of, any other rights and remedies which the Landlord may be entitled to by law.

9.5 This Lease is binding on the respective heirs, successors, representatives and assigns of the parties hereto.

10. Damage or Destruction of Premises

10.1 If the Premises shall be damaged or destroyed in whole or in part, by fire, Acts of God, war or casualty or any other means so as to make the same unusable, the Landlord shall have the option of repairing the Premises or of canceling this Lease in its entirety as of the date of the damage or destruction of the Premises. There shall be no obligation whatsoever on the Landlord to repair or rebuild the Premises in case of damage or destruction.

If the Landlord elects to repair or rebuild the damaged Premises, during the period that the Premises are untenable to the Tenant, the rent shall be abated until the Premises are restored to a good tenantable condition. If the Premises are unusable in part, the rent shall be prorated until the Premises can be restored to a good and tenantable condition provided that:

10.1(a) If any delay in repair or restoration is caused by the Tenant failing to adjust its own insurance or remove its damaged goods, equipment or other property within a reasonable time, the rent shall not abate during the period of such delay, or

10.1(b) If any damage to the Premises is caused by the negligent or willful acts or omissions of the Tenant, its agents or employees, there shall be no rent abatement.

11. Subordination

11.1 The Tenant agrees that this Lease and its interest therein shall be secondary to any mortgage, deed of trust, or any other instrument of financing or refinancing now or hereafter placed on the Premises or on the land underlying the Premises and/or the Property. The Tenant agrees to execute and deliver to the Landlord any and all documents that may be required to show that the Tenant's rights hereunder are secondary.

12. Rules and Regulations

12.1 The Landlord shall have the right from time to time to promulgate and enforce rules and regulations with respect to the use and operation of the Premises, Property and common areas and to amend such rules and regulations from time to time. The Tenant shall faithfully observe and comply with these rules and regulations.

12.2 The Tenant recognizes the rights of the other tenants in the facility and will not disrupt, impede or otherwise interfere with the rights of other tenants in and to the facility by noise, objectionable use, disregard for safety and cleanliness or any other action or behavior which might be objectionable, in Landlord's sole discretion, to other Tenants.

12.3 The Tenant shall not use any trademark, service mark, logo or trade name of the Landlord, nor shall the Tenant represent itself as having any business affiliation with the Landlord.

13. Construction of Lease

13.1 The laws of the State of North Carolina shall govern the validity, interpretation, performance and enforcement of this Lease.

13.2 The titles and headings of this Lease are used only for convenience and are not to be construed as part of this Lease.

13.3 This Lease and its attachments, including the Key Agreement, shall be considered to contain the entire agreement between the parties hereto pertaining to the Premises and all negotiations and all agreements acceptable to both parties are included herein.

13.4 Wherever this Lease requires notice to be served on the Tenant or the Landlord, notice shall be sufficient if by actual delivery or if mailed by first class mail with postage fully prepaid to the following addresses and persons:

To Landlord:
Watauga County
c/o Joseph Furman
331 Queen Street, Suite A
Boone, NC 28607

To Tenant:

14. Non-discrimination

14.1 The Tenant covenants and agrees that in its use, operation and occupancy of the Premises no person on the grounds of race, sex, color or national origin, shall be excluded from participating in, denied the benefits of, or otherwise be subjected to discrimination in the operation of the Tenant’s business and use of the Premises.

14.2 The Tenant shall comply with all requirements, as may be applicable, of the E-verify program for all its employees, contractors, and subcontractors. Tenant shall provide verification of compliance to Landlord as may be requested or required by Landlord from time to time.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first above written.

Landlord WATAUGA COUNTY

By: _____
Nathan A. Miller, Chairman
Watauga County Board of Commissioners

Attest:

_____(SEAL)
Anita Fogle, Clerk to the Board

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

Margaret Pierce
Watauga County Finance Officer

Tenant _____
(Individual)

(Individual)

By: _____

Its: _____

(Corporation, Partnership, LLC, LLP, Other)

By: _____

Its: _____

The undersigned hereby guarantees to pay all indebtedness or liability incurred in the name of the Tenant without qualification or limitation. This guarantee shall inure to the benefit of and bind the heirs, administrators, executors, successors and assigns of the parties hereto.

Company Principal

Date: _____

The undersigned hereby jointly and severally guarantee all of the obligations of the Tenant under the above Lease. This guarantee shall inure to the benefit of and bind the heirs, administrators, executors, successors and assigns of the parties hereto.

_____(SEAL)

Date: _____

_____ (SEAL)

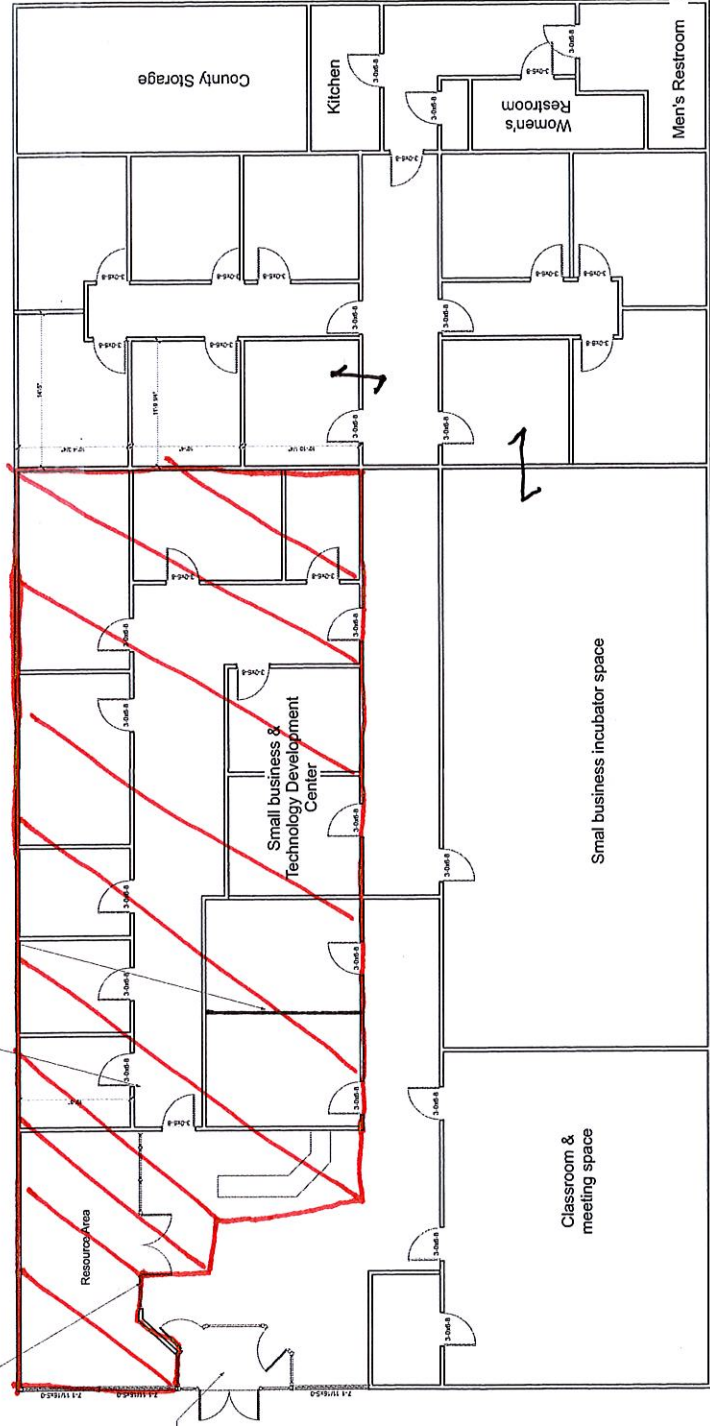
Date: _____

APPALACHIAN ENTERPRISE CENTER

New glass partition wall to divide Resource Area from main lobby. See the following website for examples: http://www.dirtu.net/public/products_coos/Center_Mounted_Tiles_brochure_lg.pdf

Interior office doors to be replaced with glass panel doors.

Existing front entry to remain



SBDTC to move to one of incubator offices

1 FIRST FLOOR PLAN
SHEET 210 - 110



Small text at the bottom of the page, likely a project or drawing number.

AEC Career Center Proposal
Watauga County, NC

A.04

BY REVISIONS DATE

Date:	10/27/12
Scale:	AS NOTED
Drawn:	
App:	
Checked:	

Revised On: 10/29/12

FLOOR PLANS

Annual Retreat