



STAFF REPORTS

July 2021 Regular Meeting

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Department News

Beginning July 6, Town Hall, in addition to the Municipal Operations Center and both fire stations, will have a soft re-opening in an effort to return to pre-COVID work conditions with the intent to continue many of the same work flows that were in place during COVID to encourage citizens to minimize public gathering within the facilities. We will continue to monitor conditions as this progression takes place.

Council Directive Updates

- American Rescue Plan Act of 2021: The first portion of funds is expected to be released during the month of July. Staff continues to review and clarify published guidance on how funds can be spent. A preliminary list of potential projects has been created and will be discussed with Council at the July Agenda meeting. Per guidance by the League, staff will be patient in moving forward with projects as guidance continues to be released.

Project Updates

Old Fayetteville Road Multi-Use Path (STP-DA U-5534D)

- Purpose: To develop a roadside multi-use path along the north side of Old Fayetteville Road from Town Hall Drive to North Brunswick High School.
- Status: Construction is underway.
- Next Steps: The contractor is installing concrete for the curb and gutter along Old Fayetteville Road and anticipates paving the multi-use path in July. A portion of the restriping of Old Fayetteville Road and tie-in of the path at Basin Street is being adjusted due to pending work by the North Brunswick High School contractor.
- Concerns: Installed curb elevations do not match the construction documents. The contractor will be repairing three sections of curb and gutter and lowering several catch basins to ensure proper tie-in to Town Hall Drive. The contractor will be working closely with Town Staff and NCDOT when reinstalling new curb and gutter.

2014 STP-DA Projects U5534 (I, J, K)

- Purpose: To construct a sidewalk along Old Fayetteville Road from Ricefield Branch to Leland Middle School, a multi-use path extension along Village Road from the Brunswick County Senior Center to Sturgeon Creek, and a sidewalk loop from Town Hall Drive down Village and Old Fayetteville Roads.
- Status: Construction is underway.

- Next Steps: The contractor continues to install concrete sidewalk along Village and Old Fayetteville Roads. New streetlights have been installed along Town Hall Drive and the contractor will be relocating water meters.
- Concerns: Temporary construction easements expire June 30, 2021 and will need to be extended. Town Staff is working with the condemnation attorney to extend all temporary construction easements through December 31, 2022.

Kay Todd Road Utilities

- Purpose: To provide water and sewer in Brunswick Forest to help serve the developing areas within Brunswick Forest and along Kay Todd Road.
- Status: Installation of sanitary sewer and water mains is currently underway. The contractor is currently laying sewer force main down Kay Todd Road. Construction is now scheduled to run into September.
- Next Steps: The contractor continues installation of sanitary sewer along Kay Todd Road. A partial sewer certification is being submitted from Lift Station #33 to the House of Pickleball (HOP). The HOP will be able to hook up to sewer after the state approves the new sanitary sewer system.
- Concerns: No concerns at this time.

Brunswick Village Boulevard Extension Paving & Kay Todd Road Multi-Use Path

- Purpose: To extend Brunswick Village Boulevard across Kay Todd Road, past Regional Pump Station #33 to Hewett-Burton Road.
- Status: Project is in design and permitting. Geotechnical testing of Brunswick Village Boulevard is complete, and the Town is waiting on results and recommendations on asphalt thickness from the engineer.
- Next Steps: Project is on hold pending the approval of the Brunswick Village Boulevard crossing of the MOTSU railroad for the developer.
- Concerns: Developer obtaining approval of the Brunswick Village Boulevard railroad crossing.

Brunswick Forest Parkway & Low Country Boulevard Intersection Improvements

- Purpose: To improve the intersection at Brunswick Forest Parkway and Low Country Boulevard, as well as restripe existing centerline stripes, crosswalks, and stop bars along Brunswick Forest Parkway and Low Country Boulevard.
- Status: The Town approved and awarded the project to C.M. Mitchell Construction Co. Inc. for \$257,484.17. Change Order No. 1 is fully executed which increases the contract time for the project to 120-days.
- Next Steps: Construction is delayed due to manufacturing delays with the signposts and curbing. To minimize disruptions and impacts to the community, the contractor is going to wait until all materials are received before starting construction. Construction is scheduled to begin late August/early September 2021.

- Concerns: Delays associated with material availability and delivery.

Olde Waterford Way Extension

- Purpose: To extend Olde Waterford Way from Palm Ridge Drive to Olde Regent Way. This road extension will alleviate traffic congestion along existing Olde Waterford Way and better serve the developing areas within Waterford.
- Status: Task order for design and permitting was issued on July 1. Five of the six memo-of-understandings (MOUs) for right-of-way and easement acquisition required for the roadway extension have been signed and approved by Council.
- Next Steps: Finalize the sixth MOU and continue with design and permitting.
- Concerns: No concerns at this time.

Leland Fire Station 51 – 1987 Andrew Jackson Hwy NE

- Purpose: Construction of a new fire station at the Municipal Operations Center at 1987 Andrew Jackson Highway NE.
- Status: Preliminary site design/scoping has begun, and engineers and architects are working on a revised preliminary design.
- Next Steps: Receive second round of architectural and site designs and continue working towards an approved design plan.
- Concerns: No concerns at this time.

Leland Fire Station 53 – 187 Old Lanvale Road

- Purpose: Construction and upfit of existing satellite fire station.
- Status: Surveying, site work (tree removal), and concrete slab cutting has begun. Revised building plans are being submitted to the Planning Department for building permit approval.
- Next Steps: Obtain building permits and begin construction. This is expected to happen the first week of July.
- Concerns: Meeting project schedule with design delays and market conditions of supply acquisition.

1987 Andrew Jackson Highway (Municipal Operations Center)

- Purpose: Up-fit property and facilities to support Town operations.
- Status: Currently working on a number of projects related to move-in of the second warehouse, electrical upgrades, and continuing work on the drainage project. The rear entrance, including fencing, is nearing completion.
- Next Steps: Obtain bids for warehouse breakroom renovation, pallet rack systems, and finishing fencing project.
- Concerns: No concerns at this time.

Emergency Watershed Protection – Stream Clearing

- Purpose: Snag and drag and stabilization of four streams in Leland that have debris buildup due to Hurricane Florence.
- Status: Finalizing project schedule and design-build amendment prior to mobilization to site.
- Next Steps: Grillot has provided a tentative project start date of mid-July. Staff is working with Grillot on community outreach to make sure affected parties are properly notified of the work being performed.
- Concerns: Feedback from property owners has been mixed, with several owners objecting to the Town accessing their property.

Sturgeon Creek Park

- Purpose: Phased park development of property located off of South Navassa Road at Sturgeon Creek.
- Status: The house on the site has been removed.
- Next Steps: WithersRavenel to complete a Brownfield study of the property.
- Concerns: Funding for park project once study has been completed.

Founders Park Improvements

- Purpose: Phase 1A and 1B park improvements that would include walking paths, play areas, picnic shelters, and an amphitheater.
- Status: The second round of preliminary site plans has been reviewed and McGill is working to make several small changes that were discussed.
- Next Steps: Review updated design plans and begin working towards selection of an architect to design the vertical structures of the park. A meeting will be scheduled with Duke Energy to discuss lighting/power needs for the park so that this can be incorporated into the final design.
- Concerns: Timing of the PD Animal Control move to the MOC will be important as the project moves to the construction phase.

Animal Control/Police Impound Facility at the Municipal Operations Center

- Purpose: Repurpose and renovate the existing truck wash building for use as a new animal control and Police storage facility.
- Status: Coastal Land Design has provided a preliminary site plan for the project. Several small changes have been discussed and an updated plan is expected soon.
- Next Steps: Review site plan revisions and partner with an on-call architect to begin preliminary building design discussions.
- Concerns: No concerns at this time.

Public Recycling Facility - Perry Avenue

- Purpose: Repurpose a section of a Town lot on Perry Avenue to serve as a public recycling center.

- Status: Facility open to the public as of July 1, 2021. This will be the final update for this project.
- Next Steps: Operations department to maintain and operate the facility moving forward.
- Concerns: No concerns at this time.

Park on Kay Todd Road

- Purpose: Develop donated land off of Kay Todd Road into a new Town park with features that include a new 18-hole disc golf course and primitive walking trails.
- Status: Currently working with Stewart Engineering to develop a scope of work for the park design.
- Next Steps: Hold kick-off meeting and begin site design of park after quotes have been approved and a task order executed.
- Concerns: No concerns at this time.

Town Hall Renovation

- Purpose: Renovate Town Hall to gain more useable workspace including offices, conference rooms, and a redesign of employee breakrooms.
- Status: Quote for design changes has been approved and Sawyer is working toward providing updated design plans.
- Next Steps: Installing acoustical ceiling tiles in several offices as a test prior to including them in the scope. 60% design plans are expected to be completed and ready for review by early September.
- Concerns: No concerns at this time.

Information Technology

Bruce Sandy has accepted the offer for the new IT Manager position, with a start date of July 12. Bruce has over 20 years of experience in the IT/Emergency Management fields, with 10+ years in public safety and comes to the Town from Pender EMS & Fire Inc.

Following are the major work priorities within the IT department:

- Completion of upgrading eligible staff cell phone equipment in July.
- Provided equipment and assistance to nine new hires in June.
- Continue to identify and obtain vendor quotes to purchase and install IT infrastructure and equipment for the Fire Station #53 construction project.
- VC3 continues to work with Police staff to migrate the department environment to SharePoint as their virtual office solution, which will also include an intranet option, for completion in August. VC3 has completed the review of remaining department document files and folders and has begun designing the Town-wide SharePoint intranet environment.

Communications

Jessica Jewell has accepted the offer for the new Communications Manager position, with a start date of July 12. Jessica comes to the Town from WSLS TV in Roanoke, VA where she anchored the weekend news and reported stories during the week. She brings a great deal of experience in digital media, social media engagement, website development and content production, as well as still and video camera operation and editing.

Social Media Update

- Facebook Highlights – Town of Leland (June 1 – 30, 2021)
 - Added 56 new page followers
 - Received 70 new page likes
 - Overall post reach – 11,254
 - Top post (Largest reach): “Curbside Recycling Update” – 6,194 people reached
- Twitter Highlights (June 1 – 30, 2021)
 - Received 347 new profile visits
 - Impressions/Reach – 2,352
 - Added 1 new follower
 - Top Tweet (Largest reach): Town of Leland Hurricane Expo
- NextDoor Highlights (June 1 – 30, 2021)
 - Unavailable. Will resume next month.

Website/Newsletter/Other

- Continued website changes, updates, and improvements.

Press Releases/Blogs/FAQs/Media Coverage

- This section to resume next month.

TDA Marketing

- Half-page original print ad ran in *Our State* magazine July issue.

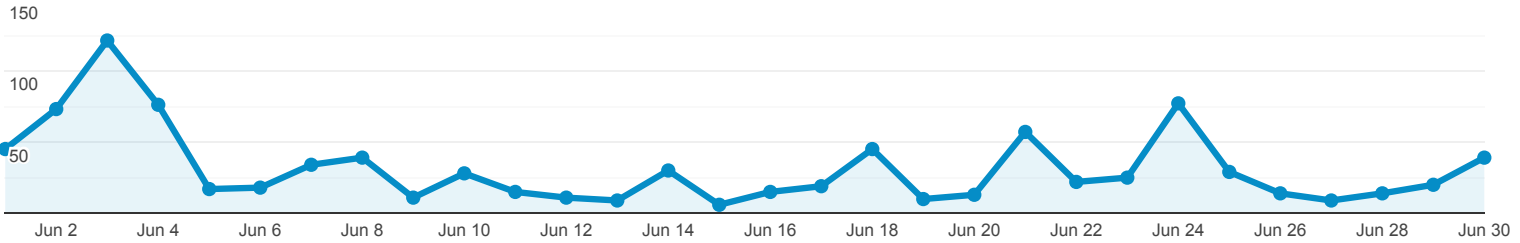
Projects Page Report

● All Users
100.00% Pageviews

Jun 1, 2021 - Jun 30, 2021

Explorer

● Pageviews



⌵ This data was filtered using an **advanced filter**.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	941 % of Total: 2.76% (34,044)	645 % of Total: 2.37% (27,245)	00:01:06 Avg for View: 00:01:33 (-29.45%)	219 % of Total: 1.35% (16,260)	72.60% Avg for View: 52.42% (38.50%)	30.29% Avg for View: 47.76% (-36.59%)	\$0.00 % of Total: 0.00% (\$0.00)
1. /town-projects	333 (35.39%)	168 (26.05%)	00:00:28	46 (21.00%)	60.87%	12.31%	\$0.00 (0.00%)
2. /projects/future-town-projects	141 (14.98%)	122 (18.91%)	00:01:22	59 (26.94%)	69.49%	51.77%	\$0.00 (0.00%)
3. /projects/brunswick-village-blvd-kay-todd-utilities-extension-project	114 (12.11%)	89 (13.80%)	00:01:45	48 (21.92%)	89.58%	63.16%	\$0.00 (0.00%)
4. /projects/brunswick-forest-parkway-low-country-blvd-intersection-improvements	56 (5.95%)	45 (6.98%)	00:00:55	19 (8.68%)	63.16%	39.29%	\$0.00 (0.00%)
5. /projects/leland-fire-station-53	35 (3.72%)	22 (3.41%)	00:01:23	7 (3.20%)	42.86%	31.43%	\$0.00 (0.00%)
6. /streets/roadwork-projects-updates	30 (3.19%)	29 (4.50%)	00:01:40	14 (6.39%)	78.57%	46.67%	\$0.00 (0.00%)
7. /projects/founders-park	26 (2.76%)	21 (3.26%)	00:03:09	1 (0.46%)	100.00%	19.23%	\$0.00 (0.00%)
8. /projects/old-fayetteville-road-multi-use-path-stp-da-u-5534d	26 (2.76%)	15 (2.33%)	00:00:49	1 (0.46%)	100.00%	15.38%	\$0.00 (0.00%)
9. /projects/leland-highway-17-sewer-expansion-ii-phase-2-formerly-old-town-creek-li-ft-station-project	21 (2.23%)	14 (2.17%)	00:00:59	4 (1.83%)	75.00%	23.81%	\$0.00 (0.00%)
10. /projects/olde-waterford-way-extension	20 (2.13%)	16 (2.48%)	00:03:26	2 (0.91%)	50.00%	20.00%	\$0.00 (0.00%)
11. /projects/kay-todd-road-park	19 (2.02%)	19 (2.95%)	00:00:23	2 (0.91%)	100.00%	26.32%	\$0.00 (0.00%)
12. /projects/lift-station-1-relocation-1246-magnolia-village-way	18 (1.91%)	5 (0.78%)	00:01:22	0 (0.00%)	0.00%	5.56%	\$0.00 (0.00%)
13. /projects/usda-emergency-watershed-protection-ewp	18 (1.91%)	10 (1.55%)	00:03:51	0 (0.00%)	0.00%	11.11%	\$0.00 (0.00%)
14. /projects/leland-fire-station-51	17 (1.81%)	15 (2.33%)	00:00:35	3 (1.37%)	100.00%	29.41%	\$0.00 (0.00%)
15. /projects/stp-da-pedestrian-improvements-u-5534i-j-k	15 (1.59%)	10 (1.55%)	00:01:46	1 (0.46%)	0.00%	13.33%	\$0.00 (0.00%)
16. /projects/regional-pump-station-33-and-force-main-extension	6 (0.64%)	5 (0.78%)	00:00:08	0 (0.00%)	0.00%	50.00%	\$0.00 (0.00%)
17. /projects/booster-pump-project	5 (0.53%)	4 (0.62%)	00:01:44	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
18. /projects/brunswick-forest-parkway-low-country-blvd-intersection-improvements?page=1	5 (0.53%)	4 (0.62%)	00:01:42	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
19. /projects/highway-17-sewer-expansion-ii-phase-1	4 (0.43%)	4 (0.62%)	00:01:02	1 (0.46%)	100.00%	50.00%	\$0.00 (0.00%)

20.	/projects/northgate-drive-realignment-project	4 (0.43%)	3 (0.47%)	00:00:22	1 (0.46%)	100.00%	25.00%	\$0.00 (0.00%)
21.	/projects/lanvale-forest-street-improvements	3 (0.32%)	1 (0.16%)	00:00:15	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
22.	/projects/brunswick-forest-parkway-low-country-blvd-intersection-improvements?page=2	2 (0.21%)	2 (0.31%)	00:00:08	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
23.	/projects/old-fayetteville-road-multi-use-path-stp-da-u-5534d?page=1	2 (0.21%)	1 (0.16%)	00:05:01	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
24.	/news/council-identifies-top-projects-budget	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
25.	/projects/brunswick-forest-parkway-low-country-blvd-intersection-improvements?fbclid=IwAR0aPYcyFGVmiet3UVon77y2BqULig1VulcOSJIIHwwlu8ddtFz4BYXFs1w	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
26.	/projects/brunswick-forest-parkway-low-country-blvd-intersection-improvements?fbclid=IwAR35GUskl01tPVWJjHUVQsQjOKILrL4gISC3Rfb12dX82QSwm9ieOePFB-Q	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
27.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR0dBpSd1kZhXZ8zVAsseiASpQYcZE3V0n3lvIQPiGCV_E9TxyrFY9ELq6M	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
28.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR0mVcR92jUTn4nmB0Uo0tNi4DYKvVAIZT453E2oRTFDoljgjuR6XUHUY	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
29.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR0x4-9hltofZxnmUVRwDM6VbhmKDbDb9mZRGxp-mcwwlTjzfJUFWak56zk	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	100.00%	\$0.00 (0.00%)
30.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR1kHmGbUnJi_poqgOqcJgIEk0wjnEqIXdiC-ys-xemrBPjv4b3g29colXY	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
31.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR2fGbZw7E919DKaFkHVOTcob7up9Mb8O4axfroo5V47xx9EDMNcyPtDRuM	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	0.00%	100.00%	\$0.00 (0.00%)
32.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR2HBrq5lOgpM8qi5_NVrKp297-NLPfqbgjZlussqX87akmRQL0i47Cr4MI	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	0.00%	100.00%	\$0.00 (0.00%)
33.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR3C6OM8HmZCqqiQf3Gdjms1sbbyXwl63agexG9nSIUXEShAXPKRTXzvlBs	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
34.	/projects/brunswick-village-blvd-kay-todd-utilities-extension-project?fbclid=IwAR3kyDqfNf_rfWTTIIA7Ca_afCnfucdbJ-DIE537iarO_3W_GV0YC0UgQk	1 (0.11%)	1 (0.16%)	00:00:00	1 (0.46%)	100.00%	100.00%	\$0.00 (0.00%)
35.	/projects/highway-17-forcemainlift-station-10-upgrade-project	1 (0.11%)	1 (0.16%)	00:13:57	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
36.	/projects/lift-station-1-relocation-1246-magnolia-village-way?page=1	1 (0.11%)	1 (0.16%)	00:00:07	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
37.	/projects/lift-station-3-rehabilitation-8900-timber-lane	1 (0.11%)	1 (0.16%)	00:00:07	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
38.	/projects/mallory-creek-drive-patching-project	1 (0.11%)	1 (0.16%)	00:00:15	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
39.	/search/google?search=no-results:Approved construction projects&cat=no-results	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
40.	/search/google?search=no-results:New construction projects&cat=no-results	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
41.	/search/google?search=no-results:new projects&cat=no-results	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
42.	/search/google/Approved construction projects?search=Approved construction projects	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	100.00%	\$0.00 (0.00%)
43.	/search/google/New construction projects?search=New construction projects	1 (0.11%)	1 (0.16%)	00:00:00	0 (0.00%)	0.00%	100.00%	\$0.00 (0.00%)
44.	/search/google/new projects?search=new projects	1 (0.11%)	1 (0.16%)	00:00:50	0 (0.00%)	0.00%	0.00%	\$0.00 (0.00%)

Department News

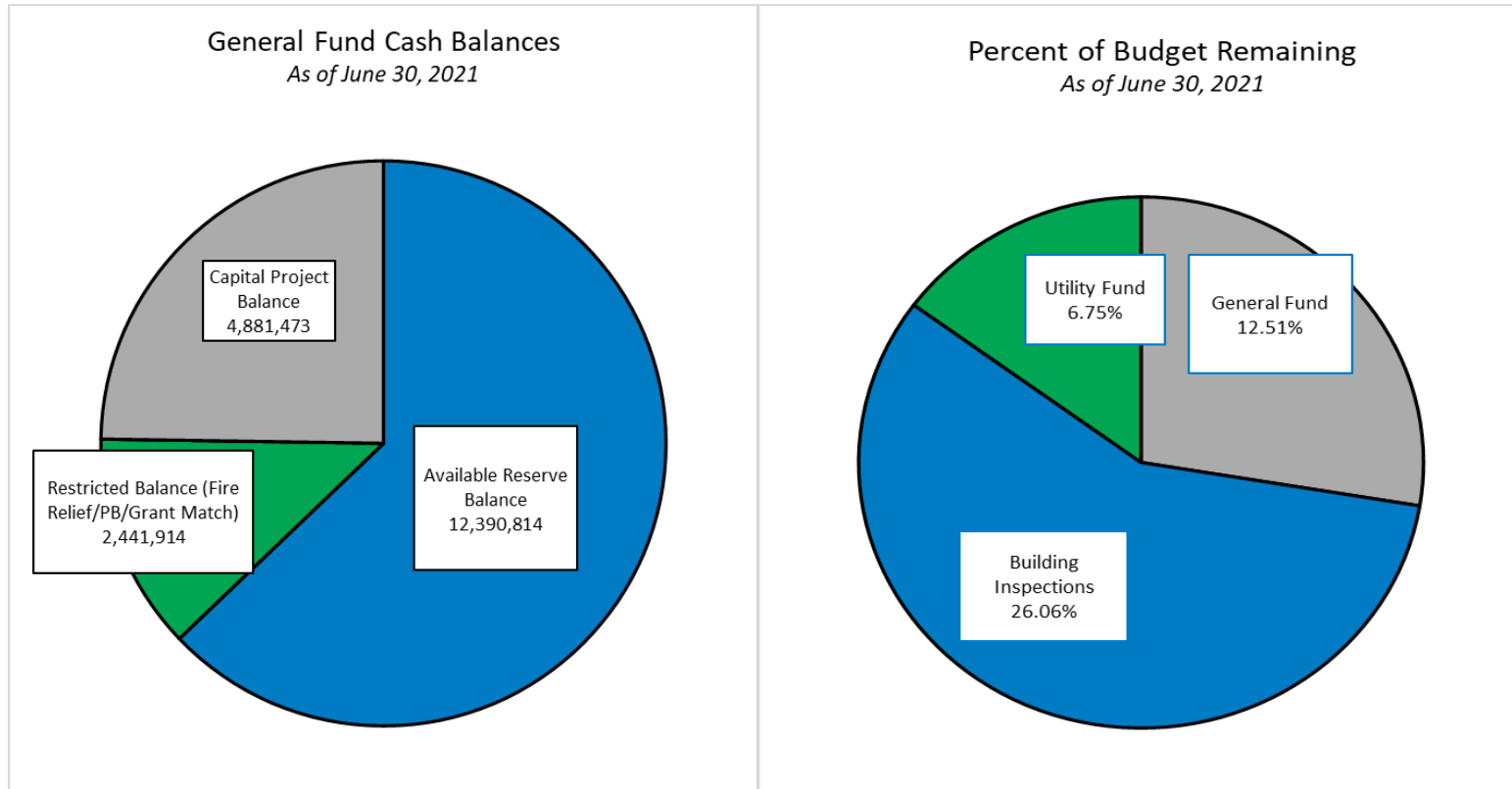
Happy New Fiscal Year! Staff will begin work on the FY20-21 audit now that June has ended. Ms. Friedman received word that she passed the first of four certification exams to become a North Carolina Certified Government Finance Officer. Ms. Hagg received the same notice that she has passed her final two exams and is ready to apply for Certification in December.

Audit Committee Meeting Summary

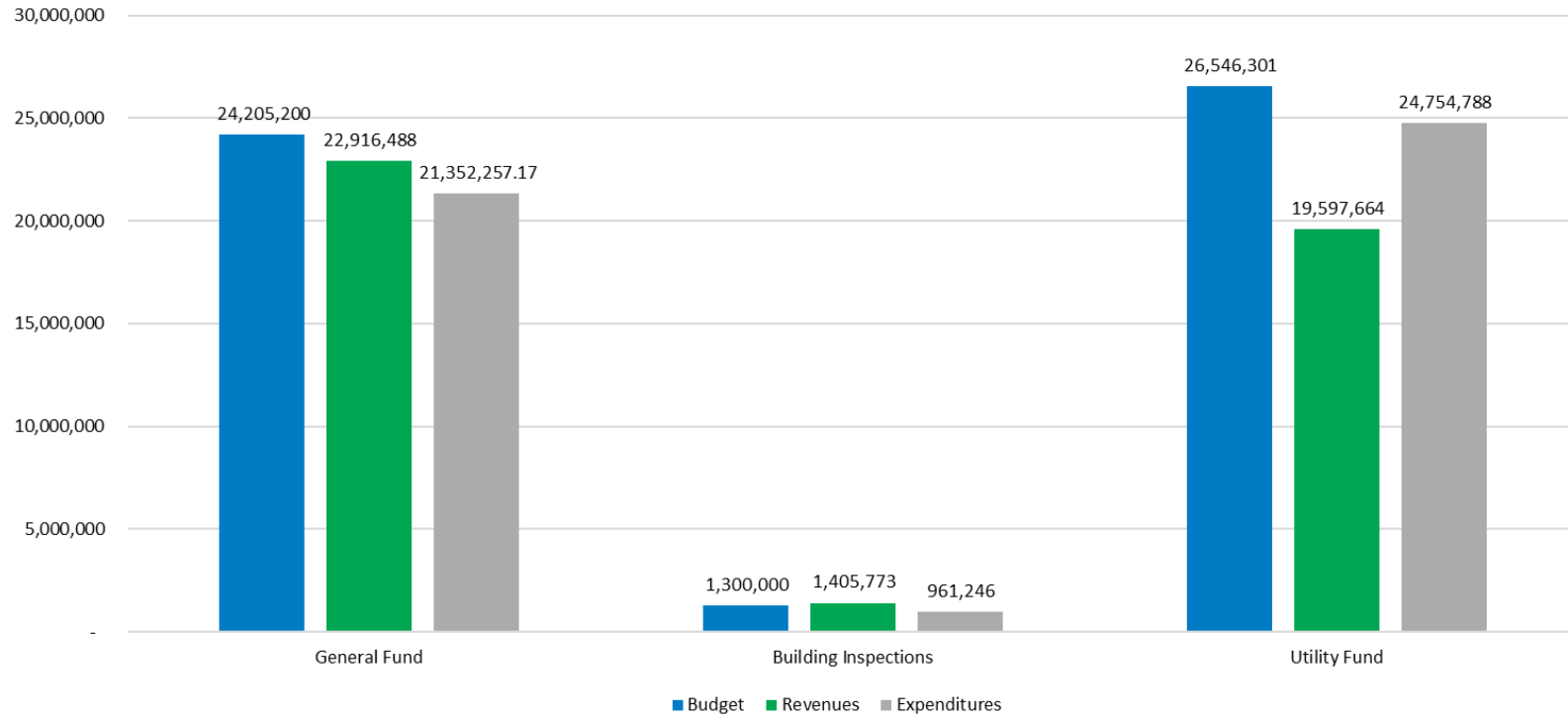
The Audit Committee did not meet in June, 2021.

Dashboard

**Please note the reports do not yet reflect fiscal year-end adjusting entries.*



Town of Leland Fiscal YTD Revenues & Expenditures
As of June 30, 2021



Financial Budget to Actual Report – June 30, 2021

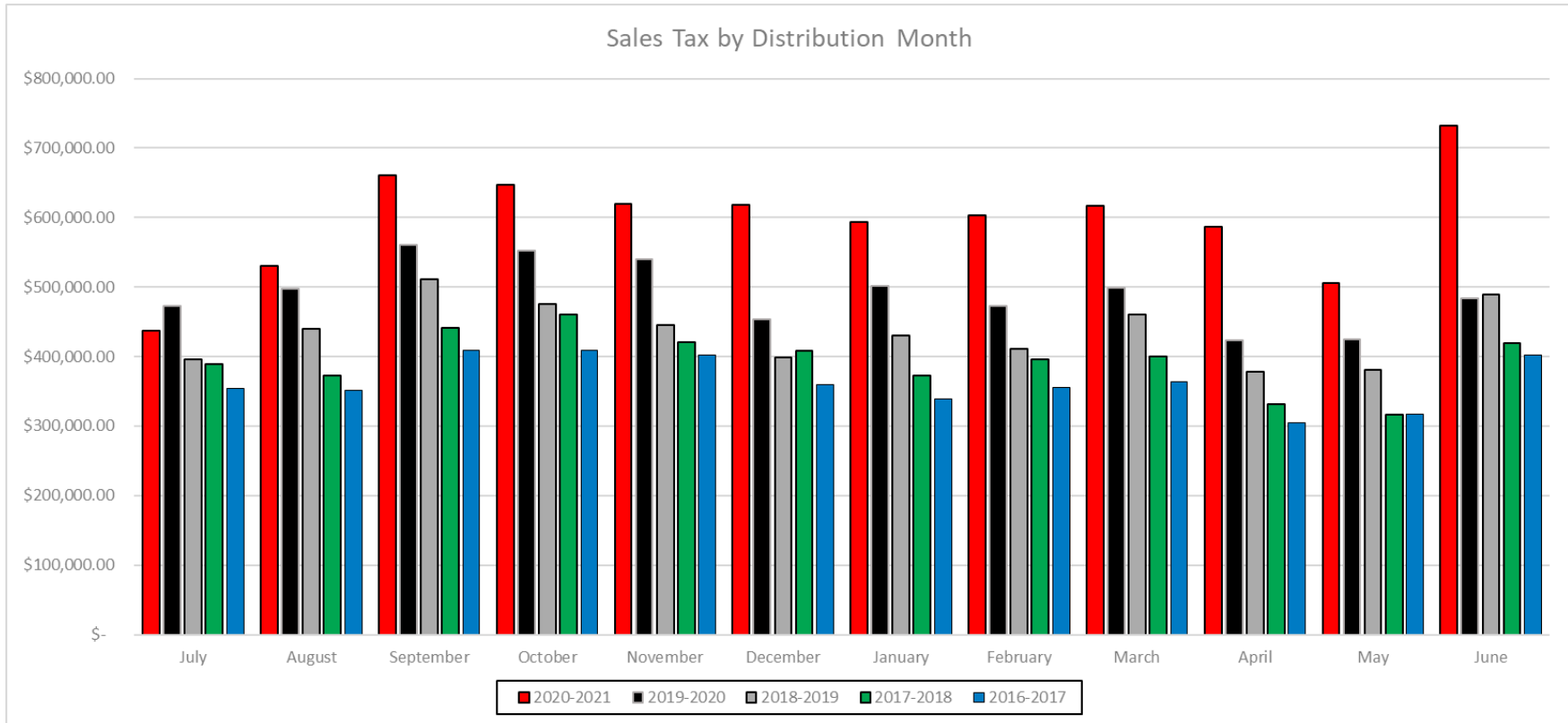
REVENUE							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
General Fund	20,680,000.00	24,205,200.00	1,048,024.67	22,916,488.00	-	(1,288,712.00)	5.32%
Building Inspections	1,300,000.00	1,300,000.00	129,632.60	1,405,773.08	-	105,773.08	-8.14%
Utility Fund	8,000,000.00	26,546,301.43	-	19,597,663.77	-	(6,948,637.66)	26.18%
Report Total	29,980,000.00	52,051,501.43	1,177,657.27	43,919,924.85	-	(8,131,576.58)	15.62%

GENERAL FUND EXPENDITURES							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
Governing Body	411,000.00	411,000.00	15,462.29	264,662.10	-	146,337.90	35.61%
Administration	1,187,000.00	1,187,000.00	65,870.06	1,134,275.29	-	52,724.71	4.44%
Information Technology	1,133,000.00	1,133,000.00	75,765.52	1,004,492.39	-	128,507.61	11.34%
Human Resources	314,000.00	314,000.00	29,259.06	263,211.63	-	50,788.37	16.17%
Finance	515,000.00	515,000.00	35,055.68	464,383.70	-	50,616.30	9.83%
Building Inspections	1,300,000.00	1,300,000.00	85,342.04	961,245.77	-	338,754.23	26.06%
Planning	740,000.00	740,000.00	56,004.40	580,378.70	-	159,621.30	21.57%
Economic Development	200,000.00	200,000.00	10,443.00	115,968.64	-	84,031.36	42.02%
P&R & Cultural Arts	1,220,000.00	1,220,000.00	65,620.72	618,047.57	-	601,952.43	49.34%
Grounds & Facilities	1,371,000.00	1,393,200.00	149,739.76	1,288,128.30	-	105,071.70	7.54%
Public Services	2,649,000.00	2,309,000.00	197,210.73	2,040,451.17	-	268,548.83	11.63%
Police	3,924,000.00	3,924,000.00	312,376.67	3,665,602.52	-	258,397.48	6.59%
Emergency Management	183,000.00	303,000.00	9,721.00	247,119.07	-	55,880.93	18.44%
Fire	4,698,000.00	4,726,000.00	314,962.08	3,856,618.07	-	869,381.93	18.40%
Debt Services	1,935,000.00	1,935,000.00	468,294.73	1,932,030.21	-	2,969.79	0.15%
Transfers	200,000.00	3,895,000.00	1,155,864.82	3,876,887.81	-	18,112.19	0.47%
General Fund	21,980,000.00	25,505,200.00	3,046,992.56	22,313,502.94	-	3,191,697.06	12.51%

UTILITY ENTERPRISE EXPENSES							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
Utility Fund	8,000,000.00	26,546,301.43	5,971,013.67	24,754,787.89	-	1,791,513.54	6.75%

FY Sales Tax Distribution – June 2021

These amounts represent the month/year the Town received the funds from NCDOR.



Intradepartmental and Interdepartmental Budget Transfers – June 2021

- There were no transfers in June 2021.

Grant News – June, 2021

Grants Awaiting Notification

- Governor’s Crime Commission Byrne JAG – Agency weapons replacement, \$24,500 (no match).
- AFG FY20 – Mobile Air Compressor for SCBA cylinders, \$145,000 (10% match).
- Fitness 555 “Strength is Our Foundation” SIFO – Fitness Equipment valued at \$15,000 (no match).
- Cape Fear River Watch – Stormwater Drain Litter Capturing Devices, Equipment provided (no match).
- PARTF – Founders Park Phase I, \$978,000 with 50% match (\$489,000 match).
- BVP FY21 – Replacement of ballistic vests (8), \$6,000 (50% match).
- TDA – Expansion of display for “Leland in Lights” exhibit, \$50,000 (no match).

Grants Awarded

- N/A

Grants Not Awarded

- AARP Community Challenge 2021 – Bike Fixation Station in Founders Park, \$7,000 requested for materials (no match).

Purchase Orders Issued by the Town Manager in Excess of \$50,000 – June 2021

There were no Purchase orders issued by the Town Manager exceeding \$50,000 in June, 2021.

Department News

Staff is in the final review stages of employee merit increases with letters to employees regarding their COLA and merit increase going out by mid-July. HR staff is currently working on an updated compensation plan. Meetings were held with employees to discuss the results of the annual employee engagement survey and get their feedback. The employee appreciation event on July 2 was a great success and a lot of fun was had by all.

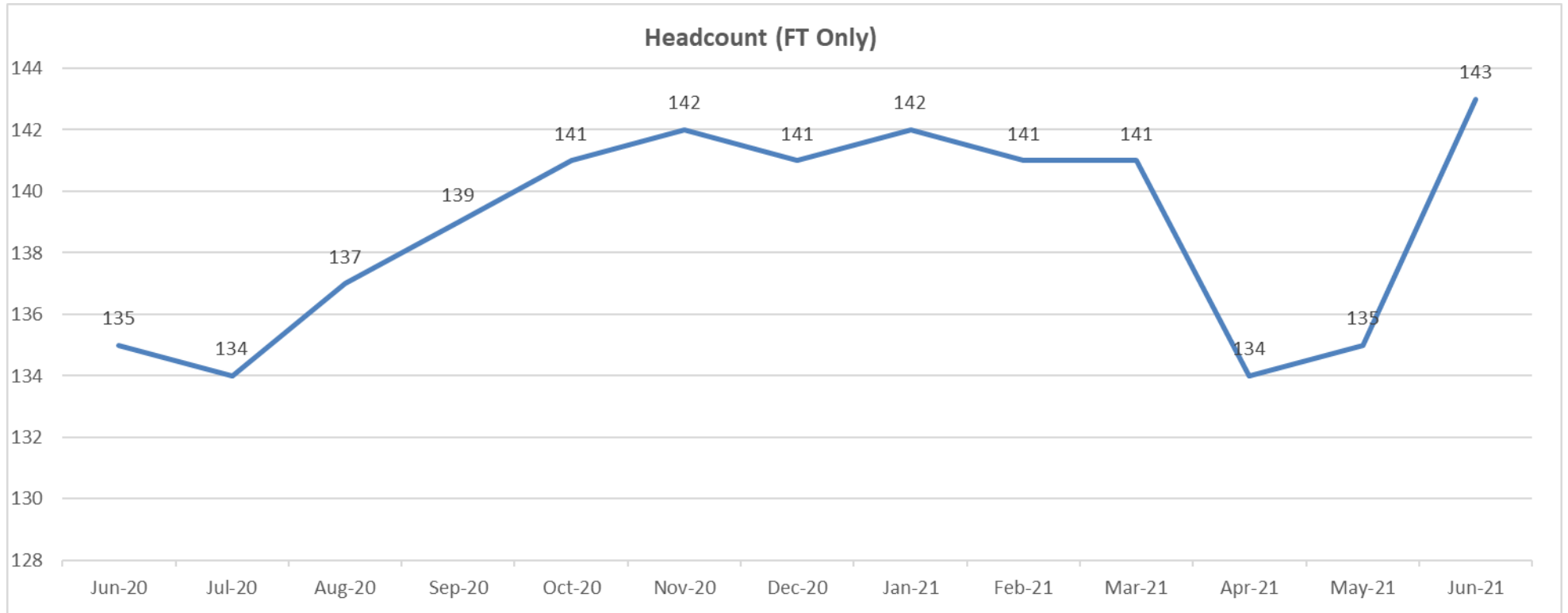
Personnel Updates

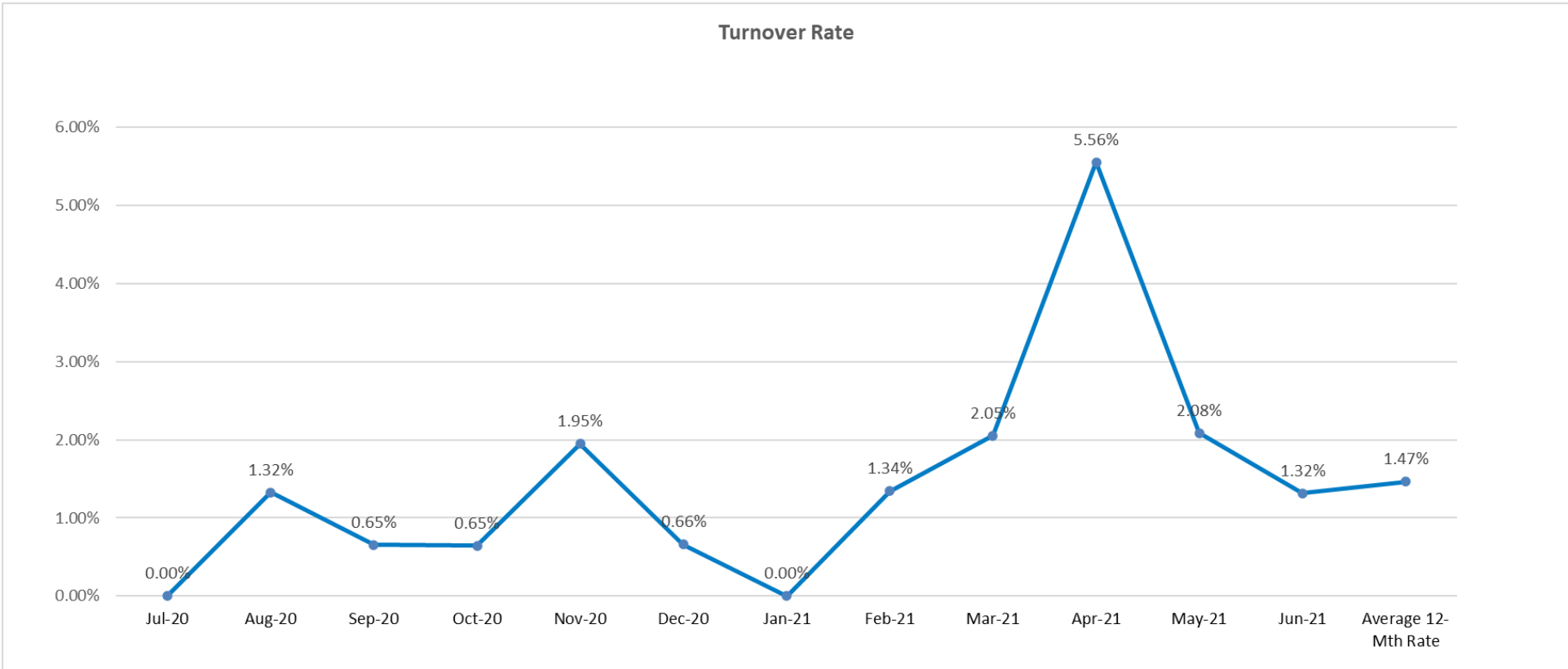
Name of Employee	Department	Type of Change	Date of Change	Position Title	From Position	To Position
William Rivers	Inspections	New Hire	6/1/2021	Building Inspector I		
Dallas Spence	Fire Department	New Hire	6/1/2021	Firefighter		
Halsey Hoosier	Fire Department	New Hire	6/1/2021	Fire/Rescue Captain		
URyan Byers	Fire Department	New Hire	6/1/2021	Firefighter		
Bryce Parnell	Fire Department	New Hire	6/1/2021	Firefighter		
Matthew Sellers	Fire Department	New Hire	6/1/2021	Fire/Rescue Captain		
Robert Cannon	Fire Department	New Hire	6/1/2021	Fire Apparatus Engineer		
Brandon Peeler	Fire Department	New Hire	6/1/2021	Firefighter		
Brett Kennedy	Fire Department	New Hire	6/1/2021	Fire Apparatus Engineer		
Windy Hager	Police Department	Resignation	6/7/2021	Master Police Officer		
Alysa McLaughlin	Cultural Arts	Resignation	7/2/2021	Recreation Specialist (PT)		

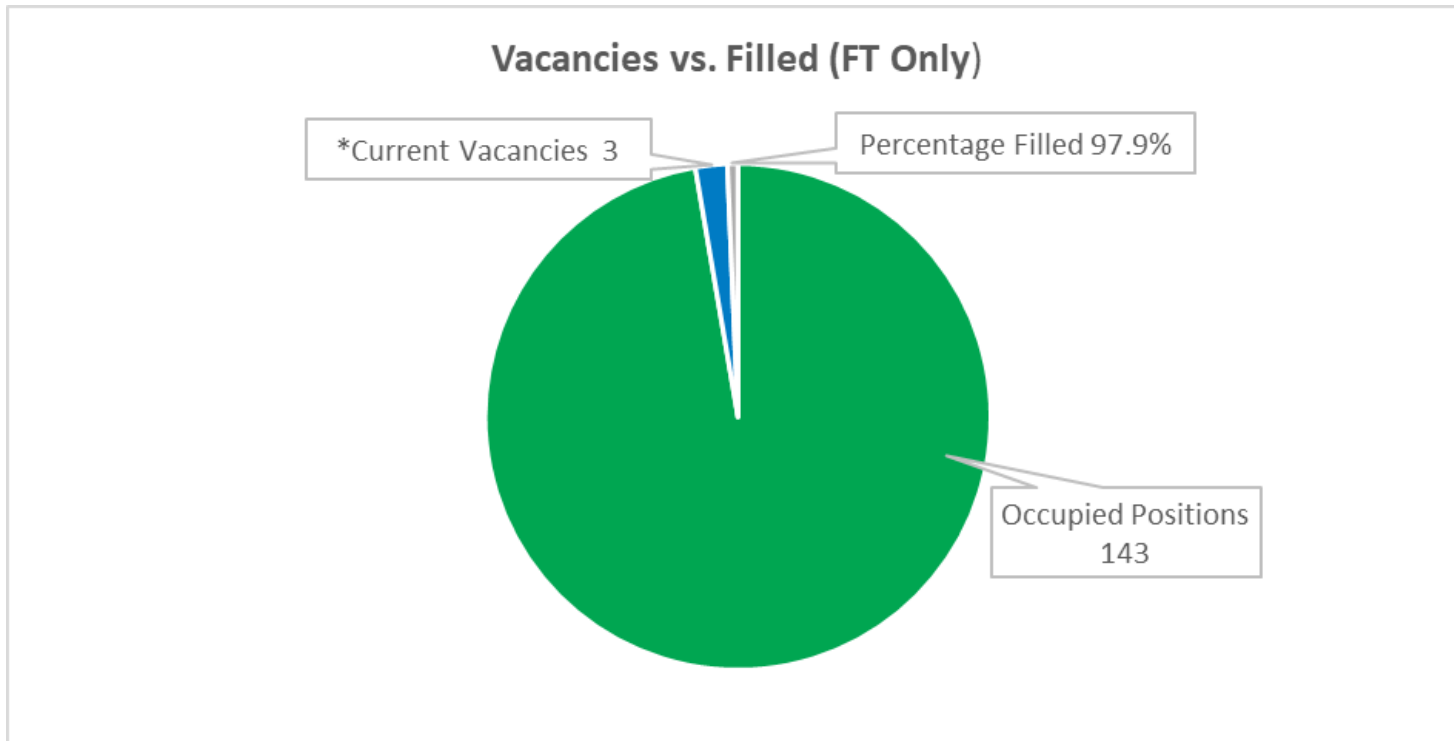
Workers Comp Data

Number of Incidents	Loss Time (Y or N)	Brief Description of Incident and Injury/Illness
0		

Dashboard







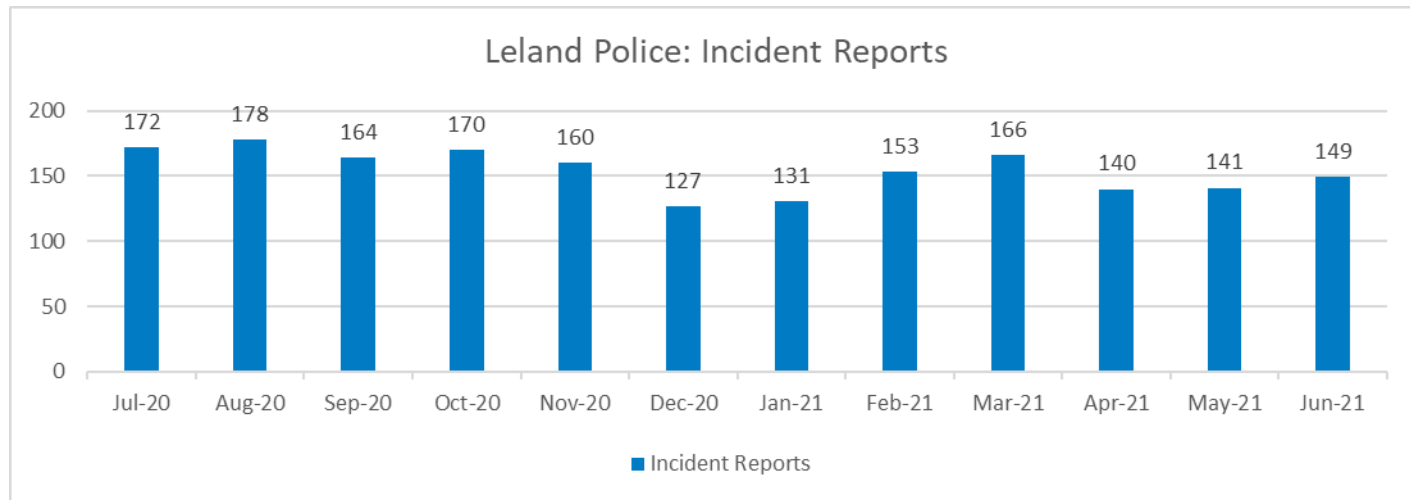
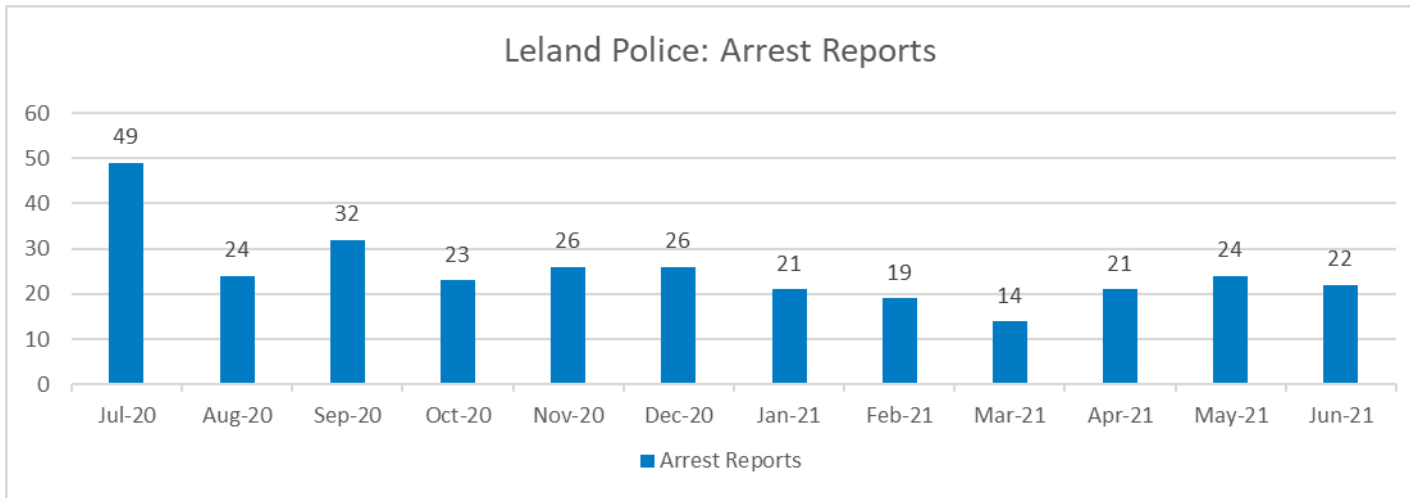
Department News

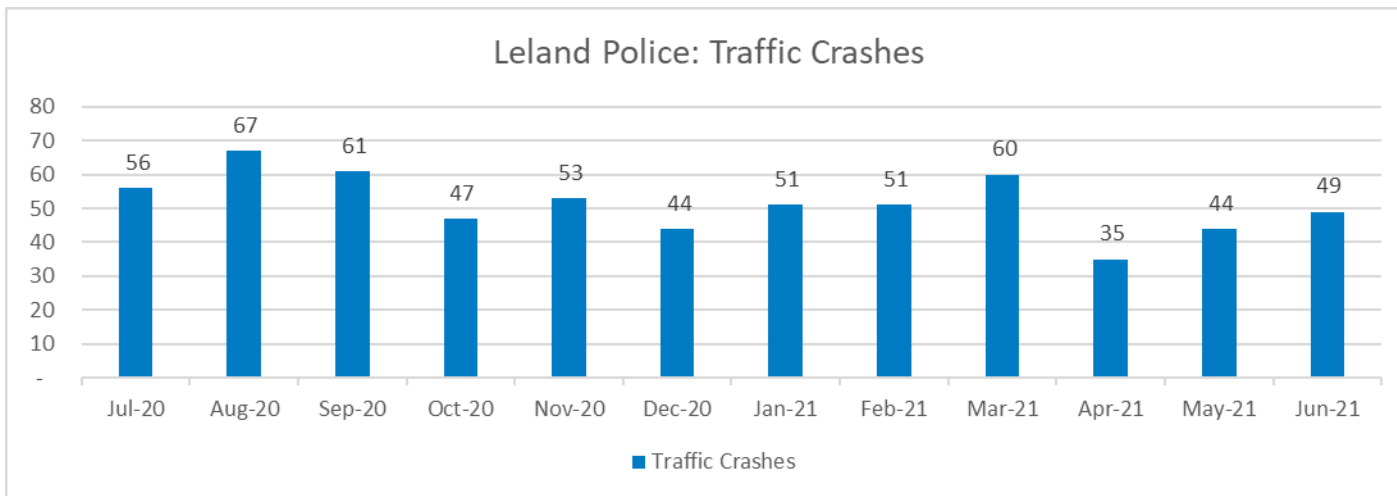
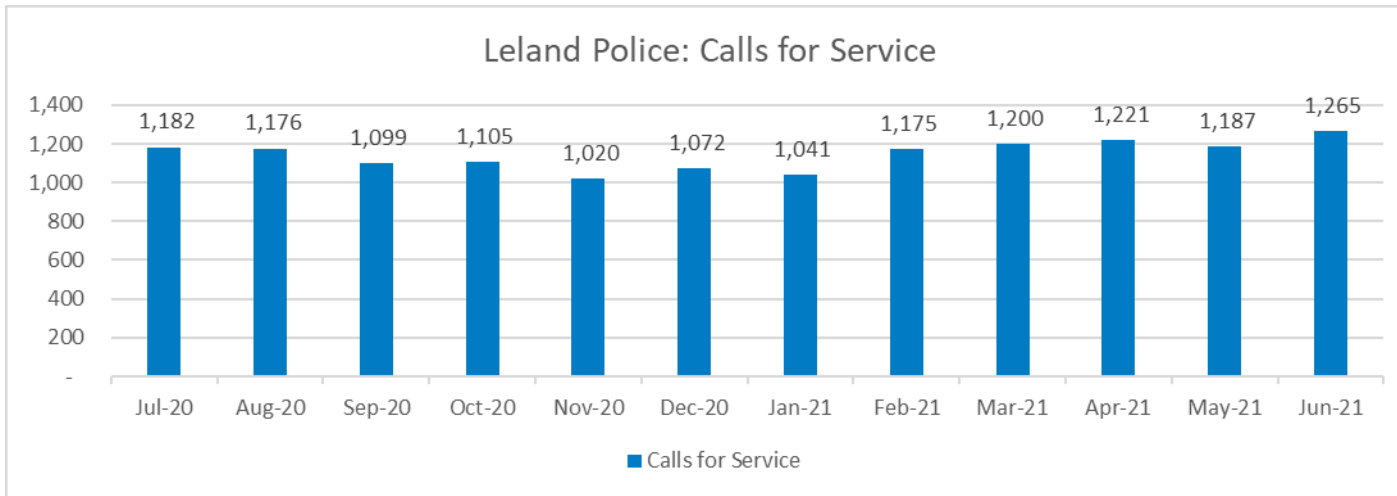
Officers Majors, Holland, and Mercado attended Intoximeter training. The course was hosted by Leland Police at Town Hall which provided the opportunity for multiple agencies in the area to also attend. Officer Yeager attended General Investigations training at the North Carolina Justice Academy in Salemburg. Officers Rahm and Peters attended At-Scene Traffic Crash Investigation. The course is one of many which must be completed for staff who are working toward their Traffic Crash Reconstruction Certification. Officers Carter, Guy, and Leighton attended a Warrantless Searches course taught at Cape Fear Community College (CFCC). Officers Mercado and Holland, along with Sergeant Irvin, attended Crisis Intervention Training hosted by the Burgaw Police Department.

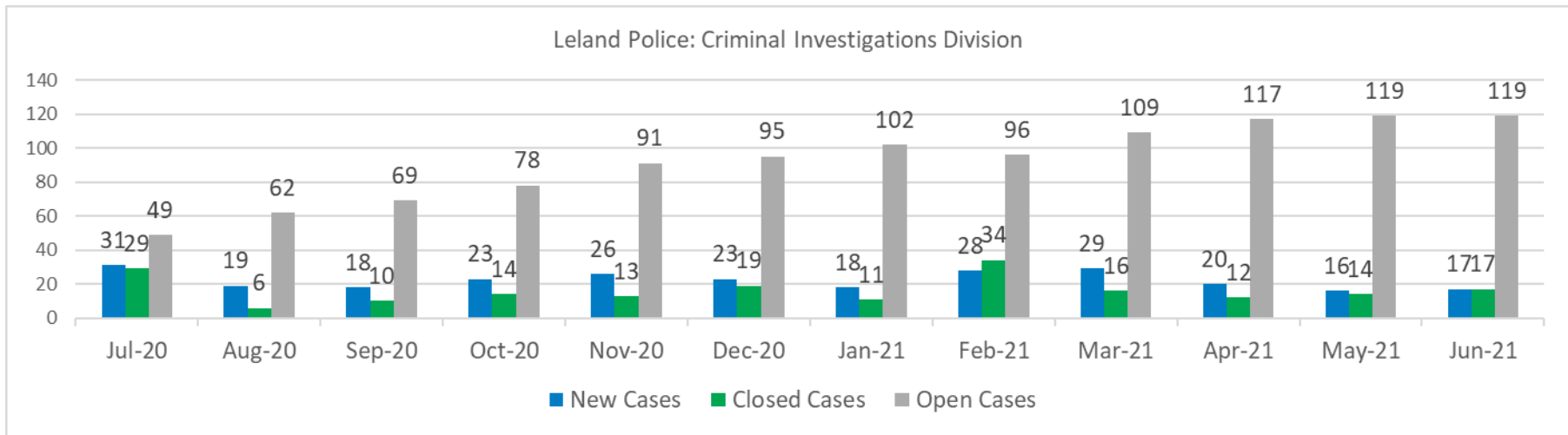
Chief Shirley, along with other members of staff, participated in the First Annual Hurricane Expo at the Leland Cultural Arts Center.

Dashboard

Animal Services Report							
	Complaints	Cats Picked up	Dogs Picked up	Transported	Traps	Citations	Bites
Jul-20	57	22	2	24	20	0	1
Aug-20	42	7	4	9	5	0	2
Sep-20	27	4	1	5	2	0	1
Oct-20	53	13	7	20	14	5	6
Nov-20	49	7	4	10	4	2	4
Dec-20	34	4	12	16	2	1	2
Jan-21	32	1	1	2	7	0	1
Feb-21	33	5	3	8	4	0	2
Mar-21	44	5	6	11	8	1	3
Apr-21	46	5	1	6	3	0	4
May-21	52	2	3	5	8	1	1
Jun-21	57	8	5	14	3	1	2
Totals	526	83	49	130	80	11	29



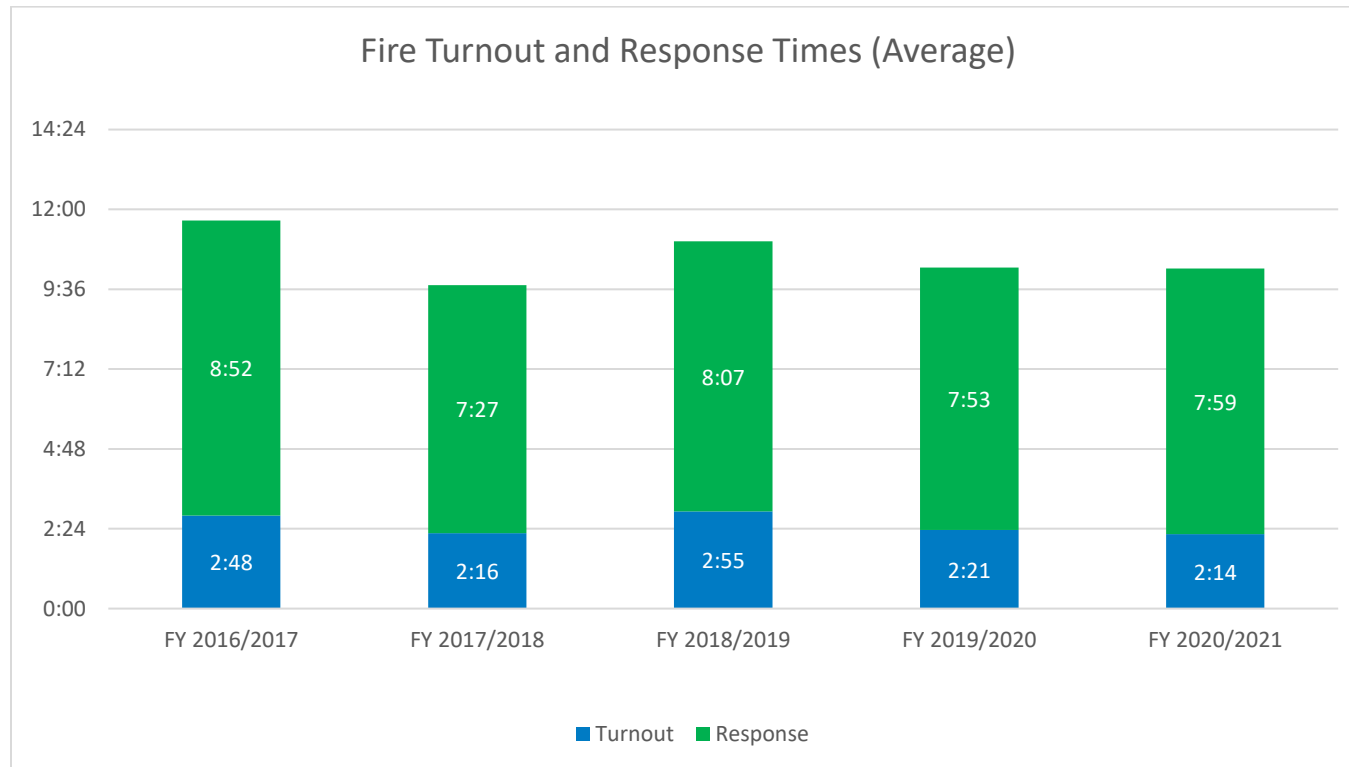


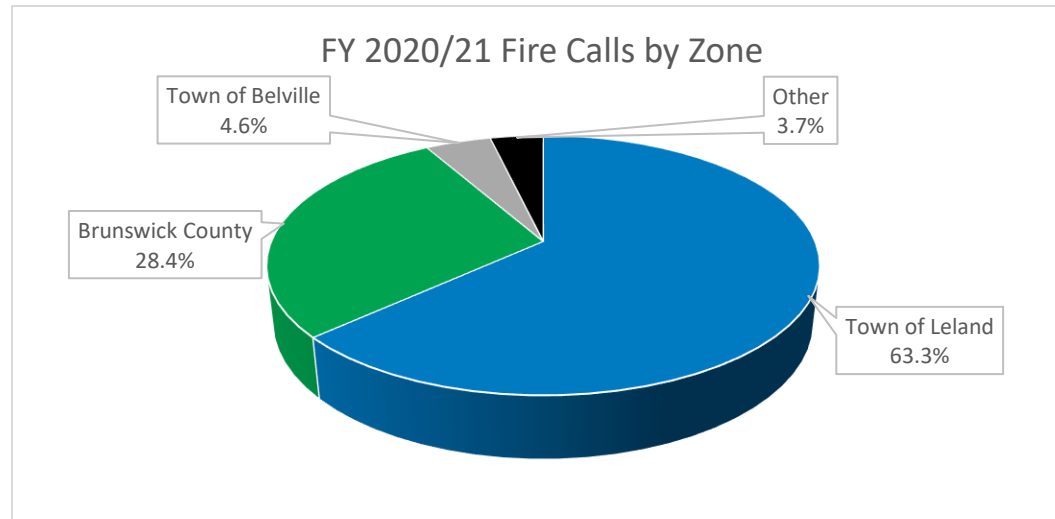


Department News

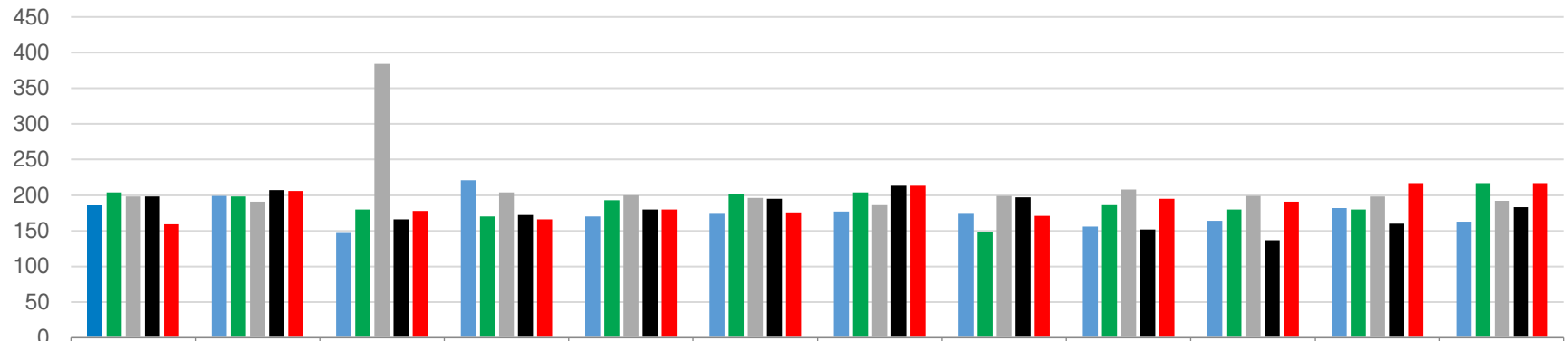
June 1 saw the start of nine new positions within the department. These positions will allow us to staff Station 53 on Old Lanvale Road when it is completed in early Fall. We also received and held a dedication ceremony for our newest fire engine, Engine 53. This is the first engine purchased since 2007 for the department. Staff is excited to be involved with a 10-week Fire Officer Leadership Academy that will be take place from June until September. In this academy, all of our Captains and Chief Officers will be gaining additional knowledge, skills, and abilities in the areas of management and leadership.

Dashboard





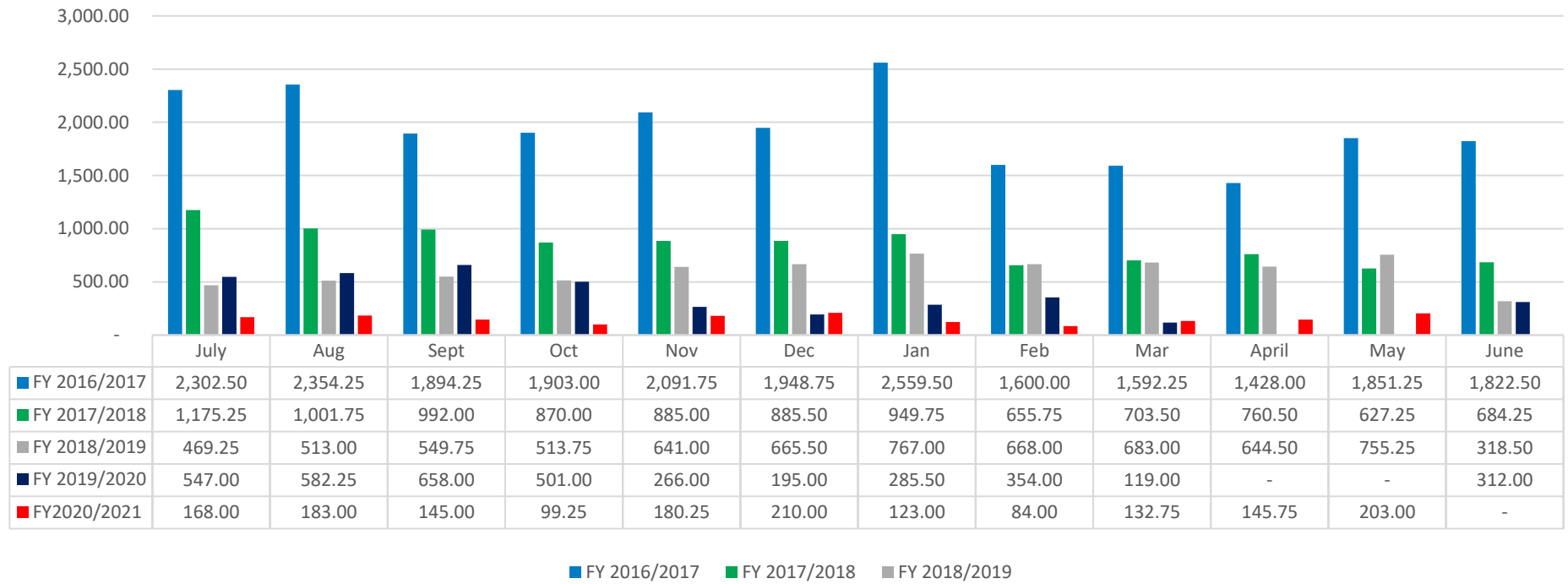
Fire Calls



	July	August	September	October	November	December	January	February	March	April	May	June
■ FY 2016/2017	186	199	147	221	170	174	177	174	156	164	182	163
■ FY 2017/2018	204	198	180	170	193	202	204	148	186	180	180	217
■ FY 2018/2019	198	191	384	204	200	196	186	199	208	199	198	192
■ FY 2019/2020	198	207	166	172	180	195	213	197	152	137	160	183
■ FY 2020/2021	159	206	178	166	180	176	213	171	195	191	217	217

■ FY 2016/2017 ■ FY 2017/2018 ■ FY 2018/2019 ■ FY 2019/2020 ■ FY 2020/2021

Volunteer Hours



Department News

The first-ever Hurricane Expo was held on June 12 at the Cultural Arts Center. A special thank you to LCAC, Fire, Police, Public Services, and Planning staff supporting this significant and successful educational opportunity. Attendance estimates were between 400-500 attendees.

Staff has been working with county partners to establish the opportunity for use of disaster management software available to the Town. These programs will continue to require training and pre-deployment setup before going live and being available to staff and citizens.

Work Priorities

- Creation of an after-action report for the Hurricane Expo.
- Continue working with FEMA and NCEM to close out Hurricane Florence and Dorian Public Assistance Projects.
- Implementation of CodeRed Software.

Projects Completed

- 2021 Hurricane Expo

Significant Purchases

- No significant purchases in June.

Department News

The demolition of the final structure at Sturgeon Creek park has been completed.

Charlotte Pearsall has been hired to fill a Program Coordinator position. Jairyng Kauffman has been hired to fill a part-time Recreation Specialist position. Corey Bryant has been hired to fill a Facilities Maintenance Worker position. All of these positions are scheduled to start on July 12. A conditional offer has been extended to a fourth candidate to fill a part-time Recreation Specialist position pending acceptance.

Parks and Recreation Board Summary

No meeting was held in June. The next meeting will be held July 28, 2021.

Upcoming Events

July 17, 2021 – Movies in the Park: The Sandlot

August 2, 2021 – Fall and Winter 2021-22 Registration Begins

Parks, Recreation, and Cultural Resources Updates

The summer session of programs began in July and runs through mid-August. Registration numbers, as well as activity at the LCAC and in the parks, continue to grow as the community feels more comfortable getting out and being active. During July, Movies in the Park: The Sandlot, will take place in Founders Park. The Fall and Winter 2021-22 issue of the Town's activity guide, the CAPE, will reach homes in mid-July. All programs in the guide will open for registration on August 2, 2021.

Staff are busy planning other upcoming events including the Department's annual Open House in August, the Founders Luncheon in September, and the Live at the Park concert series in October.

Grounds/Facilities Updates

Work Priorities

- Coordinate repairs (Overhead Door) to 3 garage doors at the Village Road Fire station.
- Plan electrical upgrades for the warehouse at the MOC.

- Resolve a humidity issue in the bunk room at the Westport Fire Station.
- Install a new irrigation clock at Town Hall.
- Maintain the mowing schedule.
- Prepare for mosquito spraying season.

Projects Completed

- Repaired the first floor PD HVAC system.
- Cleaned up Perry Avenue property for the new recycling convenience site.
- Relocated a dry erase and cork board in the Planning Department.
- Installed a new generator and propane tank (Diversified Energy) at the Brunswick Forest water tower.
- Replenished mulch at the divergent diamond.
- Site prep at the MOC for a movie event (Maximum Overdrive).
- Conducted interviews for Facilities and Grounds maintenance positions.
- Trimmed the trees on Town Hall drive for new streetlights.
- Installed new fitness equipment at Town Hall.

Significant Purchases

- No significant purchases in June.

Department News

Will Rivers joined the Department in June as a Building Inspector I. Mr. Rivers holds an Associates in Electrical Mechanical Engineering and an Associates in Aviation Mechanics and is working towards a Bachelor of Science in Civil Engineering.

Ben Watts attended a virtual Plat Review Officer workshop hosted by the Land Records Management Division of the NC Department of the Secretary of State. The workshop provides attendees with information pertaining to the elements required of plat review officers by North Carolina General Statute.

Ashli Barefoot attended the NC NFIP Floodplain Administrator workshop hosted by the North Carolina Division of Emergency Management Floodplain Management staff. The workshop provides local government employees with training related to floodplain management and the National Flood Insurance Program.

Matt Kirkland has completed 4 out of the 8 required courses for the Planetizen Transportation Planning tract. The series covers the foundational theories and underlying knowledge of the transportation planning field. Matt has completed The Role of Transportation Systems in Social and Economic Life, Effects on the Environment, Health, and Social Justice, Land Use and Transportation Systems, and Travel Behavior Principles and Modeling Approaches. Matt also attended Part I of an FHWA webinar on the Role of MPOs in Transition Plan Implementation. The purpose of this webinar is to explore the role MPOs play in the implementation of ADA Transition Plans.

Andrew Neylon led a quarterly meeting for the South Eastern Regional CRS Users group. Eryn Futral from North Carolina Emergency Management was a guest speaker that shared information about substantial damage and substantial modification as well as preparing to evaluate damages after a flooding event in the Special Flood Hazard Area. Andrew also attended a webinar titled Changes in the *CRS: The 2021 Addendum to the CRS Manual*. The webinar provided an overview of changes that took effect on Jan 2, 2021. The changes include prerequisites to the CRS program related to elevation certificates and freeboard requirements. The webinar also provided an overview of the changes regarding how credit is provided to a community's Natural Functions Plan, Substantial Damage pre-plan efforts, and Flood Insurance Promotion.

Ernie Hernandez obtained his Probationary Level 1 Mechanical certification and is working towards taking the exam to obtain the full certification.

Planning Board Meeting Summary

The Planning Board met on June 22, 2021 and heard the following items:

1. Zoning Map Amendment for Grayson Park – The Planning Board voted to recommend approval of a rezoning of 16.07 acres from R-6, Medium Density Residential District to M-F, Multifamily Residential District and 16.36 acres from M-F, Multifamily Residential District to R-6, Medium Density Residential District.
2. Initial Zoning Recommendation for Parcel No. 0370003502 – The Planning Board voted to recommend initial zoning of R-6 Medium Density Residential zoning district for a 1.46 acre property used by H2GO Well Site #5 at 980 Nuns Trail, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
3. Initial Zoning Recommendation for Parcel No. 0470001904 – The Planning Board voted to recommend initial zoning of R-6 Medium Density Residential zoning district for a 0.02 acre property used by H2GO Lift Station #11 at 205 Lanvale Road NE, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
4. Initial Zoning Recommendation for Parcel No. 048NA00127 – The Planning Board voted to recommend initial zoning of M-F, Multifamily Residential zoning district for a 0.02 acre property used by H2GO Lift Station #13 at 10164 Creekside Drive, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
5. Initial Zoning Recommendation for Parcel No. 0370002014 – The Planning Board voted to recommend initial zoning of O&I, Office and Institutional zoning district for a 0.02 acre property used by H2GO Lift Station #9 at 1197 Lanvale Road NE, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
6. Initial Zoning Recommendation for Parcel No. 0470001209 – The Planning Board voted to recommend initial zoning of O&I, Office and Institutional zoning district for a 0.45 acre property used by H2GO Lift Station #53 at 11 Collins Way, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
7. Initial Zoning Recommendation for Parcel No. 0470001106 – The Planning Board voted to recommend initial zoning of R-6 Medium Density Residential zoning district for a 1.19 acre property used by H2GO Well Site #4 at 2551 Tara Forest Drive, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
8. Initial Zoning Recommendation for Parcel No. 0570015002 – The Planning Board voted to recommend initial zoning of R-20 Residential zoning district for a 1.21-acre property used by H2GO Well Site #3 at 180 Goodman Road, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.
9. Initial Zoning Recommendation for Parcel No. 047000002 – The Planning Board voted to recommend initial zoning of O&I, Office and Institutional zoning district for a 2.83 acre property used by H2GO Well Site #2 at 148 Buckeye Road, in conjunction with a voluntary annexation petition from H2GO Brunswick Regional Water and Sewer.

The Planning Board's next meeting is scheduled for July 27, 2021 at 6 PM.

Board of Adjustment Meeting Summary

The Board of Adjustment did not meet in June due to a lack of agenda items.

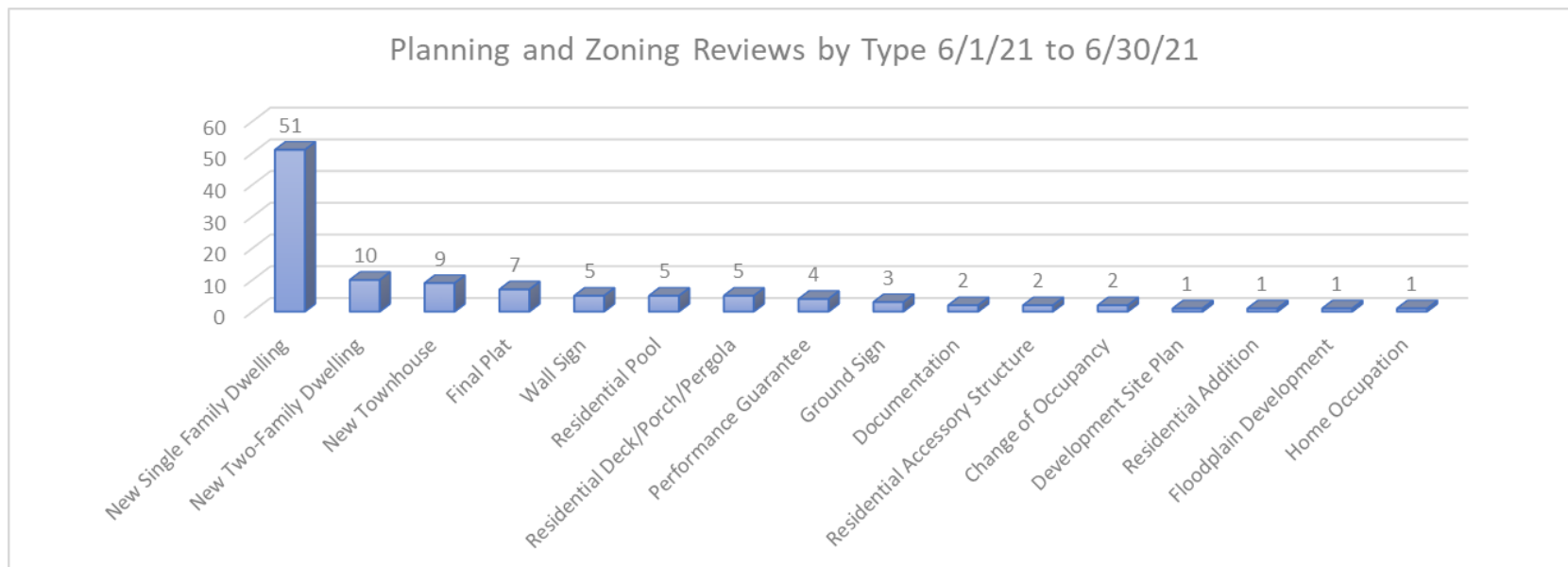
Current Planning Update

TRC Report

The Technical Review Committee (TRC) reviewed the following items:

1. Site Specific Plan for Cook Dental – Proposal for 7,105 sq. ft. medical office building on a 0.92-acre parcel on Magnolia Village Way.
2. Preliminary Subdivision Plat for Grayson Park Phase 2 – Proposal for 119 single family lots and 192 townhome units in three sections on 95.02 acres.
3. Site Specific Plan for Magnolia at Mallory Creek Plantation – Proposal for 208 single family residential lots on 72.15 acres off of Mallory Creek Drive west of the roundabout.

Planning and Zoning Reviews



Other Information

Improvement Guarantees

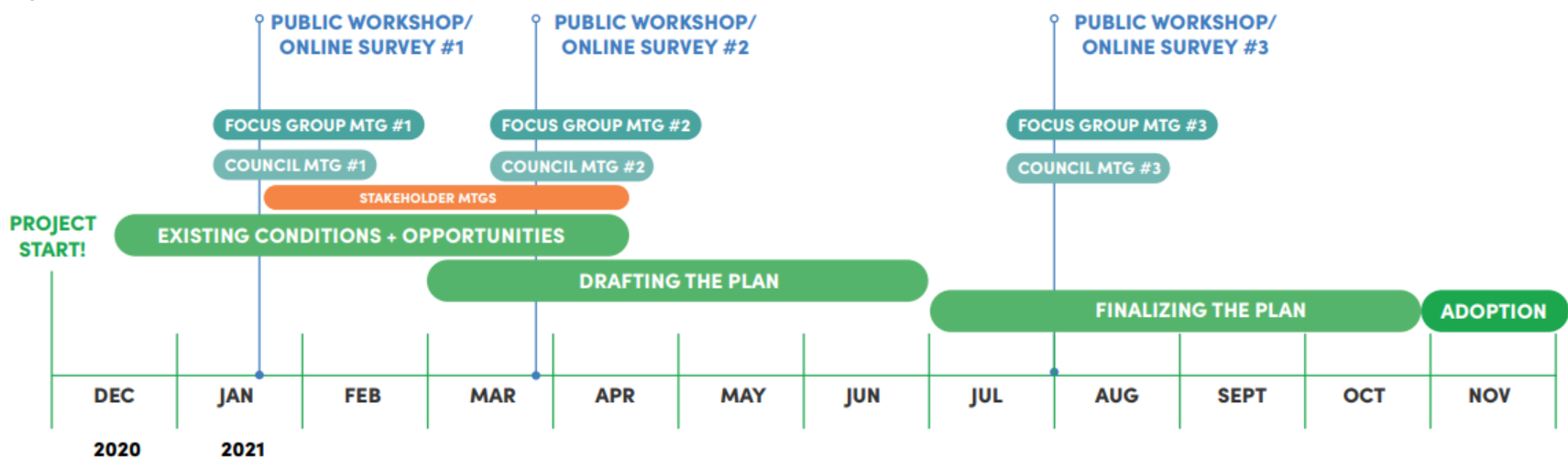
Subdivision	Number of Agreements	Total per Agreement Type	Change from Previous Month
Adair Park			
Cash Bonds	1	\$188,258.13	\$0.00
Bellamy Place			
Cash Bonds	1	\$1,037,615.00	\$1,037,615.00
Brunswick Forest			
Letters of Credit	15	\$2,282,003.20	\$0.00
Grayson Park			
Cash Bonds	3	\$50,860.15	\$0.00
Surety Bonds	2	\$95,625.00	\$0.00
Lanvale Forest			
Cash Bonds	1	\$18,285.31	\$0.00
Mallory Creek			
Letters of Credit	2	\$168,250.00	\$0.00
Cash Bonds	7	\$1,114,776.75	\$0.00
Surety Bonds	2	\$292,492.70	\$0.00
Sessoms Way			
Letters of Credit	1	\$55,505.00	\$0.00
Skylars Cove			
Surety Bond	1	\$70,876.00	\$0.00
Summer Bay Villas			
Surety Bond	1	\$97,872.50	\$0.00
Tara Forest			
Cash Bonds	1	\$10,840.00	\$0.00
Totals			
Total Letters of Credit	18	\$2,505,758.20	\$0.00
Total Cash Bonds	14	\$2,420,635.34	\$1,037,615.00
Total Surety Bonds	6	\$556,866.20	\$0.00
Total Performance Guarantee Sureties	38	\$5,483,259.74	\$1,037,615.00

Long Range Planning Update



Staff continues to work with Design Workshop to create the Leland 2045 plan. Several iterations of the draft future growth framework map have been evaluated, and Design Workshop was on site in June to have a planning charrette with staff to further refine the growth framework map. A 60% complete draft of the plan document is currently being reviewed by staff. So far, the project has focused on getting public input about themes, visions, and elements important for Leland’s growth. Over the coming months, final drafts of elements in the Leland 2045 plan will be presented to the Focus Group, Planning Board, and Town Council for feedback.

Project Schedule



For all project information and updates, please visit www.Leland2045.com.

Transportation Planning Update

WMPO/NC DOT Traffic Impact Analysis Review Committee – Staff attended weekly meetings to provide input on scoping and the results of traffic impact analyses for pending projects in the Westgate Drive/Ocean Gate Plaza area of Leland, a revision to Grayson Park, and one project on Old Town Creek Road. Staff is also coordinating with Davenport Engineering and the WMPO and NC DOT on a roundabout proposal on Ocean Gate Plaza and New Pointe Boulevard.

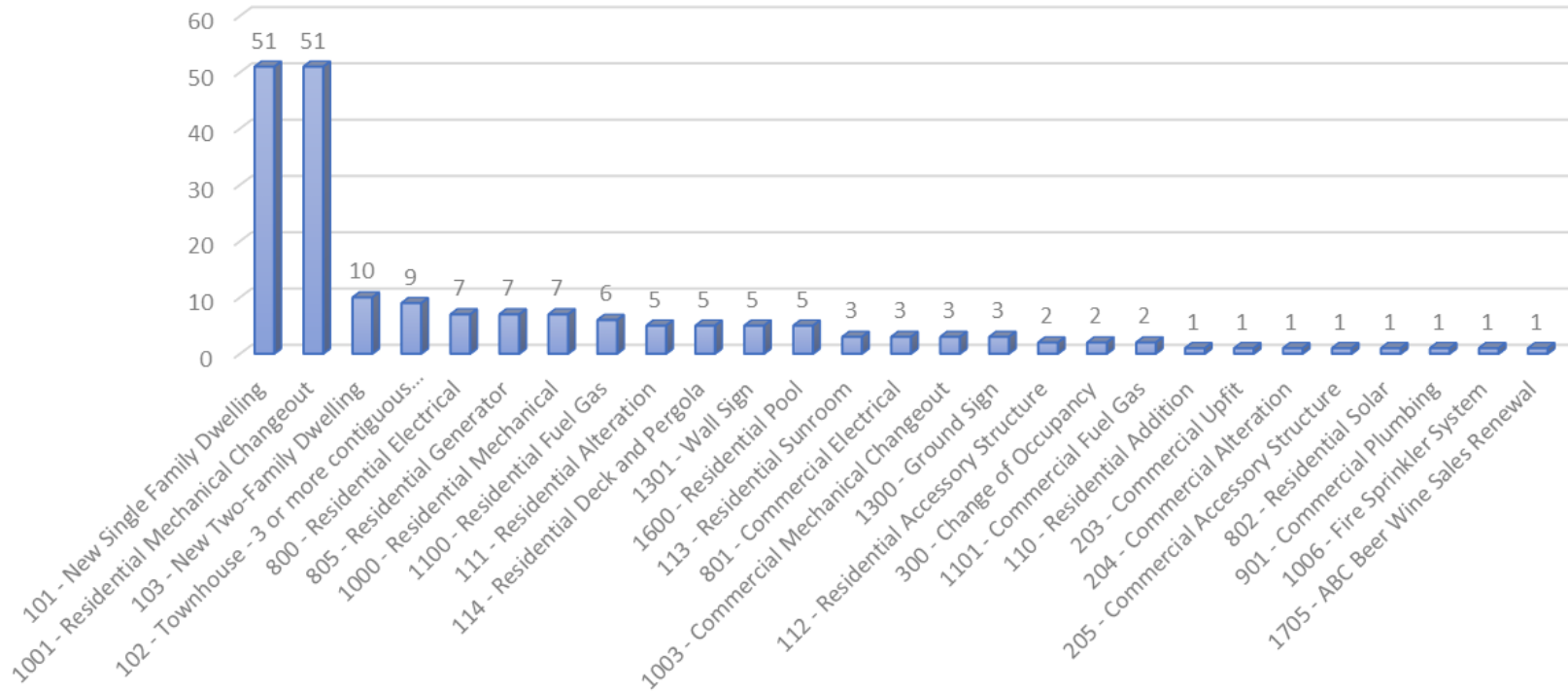
GIS Update

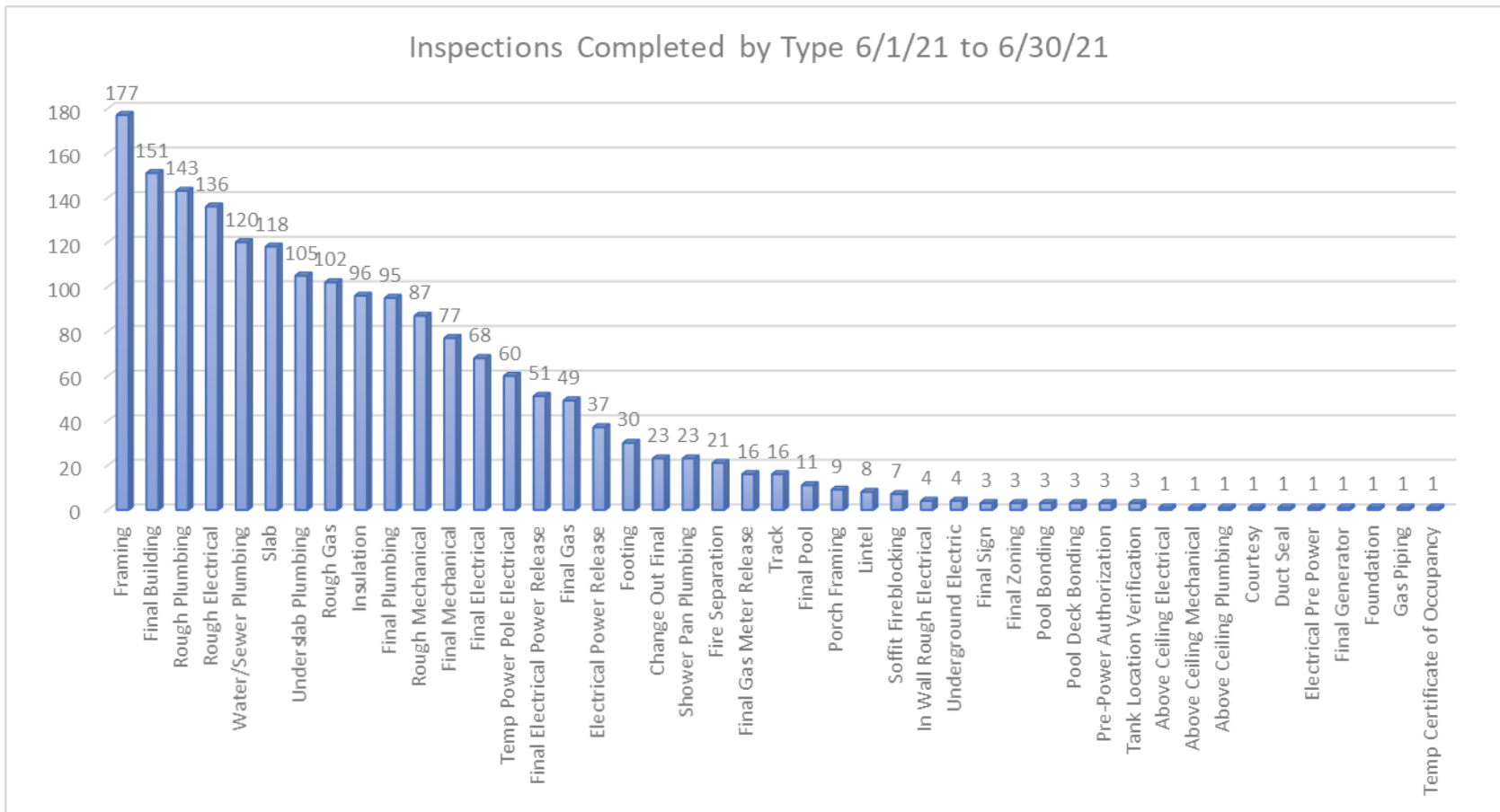
Staff is working with Emergency Management Director John Grimes to develop an online dashboard that will provide real-time data updates during post-disaster damage assessment. Two new online maps will be released soon, one showing the location of all elevation certificates that are on file with the department, and the other showing the locations of FEMA Letters of Map Amendment (LOMAs) on file with the department.

Building Permitting and Inspections Update

Total Permits Issued	Total Inspections	Total Value of Construction
185	1,917	\$18,054,148

Permits Issued by Type 6/1/21 to 6/30/21





Code Enforcement Update

	Minimum Housing	Environmental	Stormwater	Zoning	Vehicle	Total
Cases Opened	1	9	0	25	3	38
Cases Closed	3	11	0	18	2	34
Active Cases	4	9	0	14	1	28

Public Services Department Updates

The department extended an offer of employment, which was accepted, to Jacob Carpenter as a Street Maintenance Technician III. Jacob is scheduled to start with the Town on July 12. He brings an extensive background of street maintenance experience and crew oversight.

Streets Updates

Work Priorities

- Staff has been focusing on getting the vegetative debris drop-off site ready at the MOC. The new driveway entrances have been built and the road is now complete, as well as the relocation of the drainage ditch. The dumpster pad is the last item remaining and is scheduled to arrive in early July. The main drainage system for the MOC site has also been installed.
- Six (6) staff members have taken the NC Pesticide Applicator CORE License exam in June, those who have passed this exam will now take the Public Health Pest Control exam. These exams will be scheduled in July.
- The new posts and stop signs have been installed by an outside contractor at the intersection of Baldwin and Lee Drives which will make this a new 4-way stop intersection. The stop signs are not yet installed on Lee Drive. Staff will place the message board at this location on July 5 alerting motorists to the new 4-way stop configuration that will begin on July 12.
- Street sweeping has been completed along Village Road.
- Staff has begun cleaning ditches at various locations across Town, including Ricefield Branch Street and other areas near Old Fayetteville Road and Village Road.
- Staff finalized the install of a small generator at the Water Tower site which will supply electrical power to the Town's emergency radio antenna in the event of a power loss.

Initiatives

- Staff has formulated a fee-based plan for vegetative debris drop-off and haul away at the new MOC. The new site will begin operation on July 14.
- On June 30, staff opened the new residential recycling self-service drop-off site at 114 Perry Avenue. Residential recyclable materials can be disposed of at no cost at this site.
- Staff is finalizing the NCDOT Powell Bill maps and application in June for submittal in July. The length of Town owned and maintained roads is approximately 100 miles.
- Staff is reviewing Town-maintained gravel roads for possible paving. Staff has budgeted for the survey and design work associated with paving these roads in the FY 21/22 budget and plans to award the design phase of this project in July.

- Staff is creating a streets design manual, which will include standard specifications and details to be used in the design and construction of new and rehabbed Town streets. Staff is reviewing the draft design manual and standard details now, with the goal to finalize the details and specifications this summer.

Project Notes

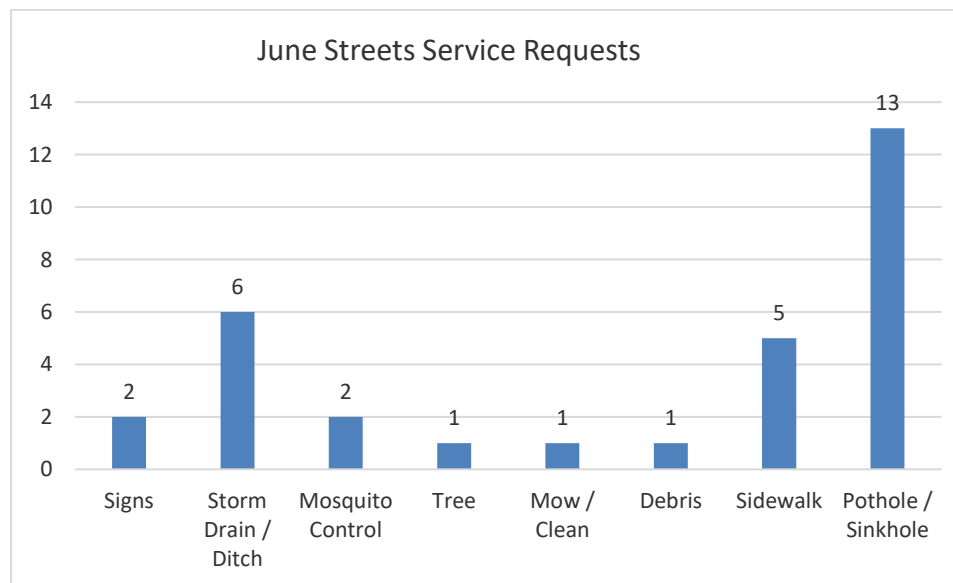
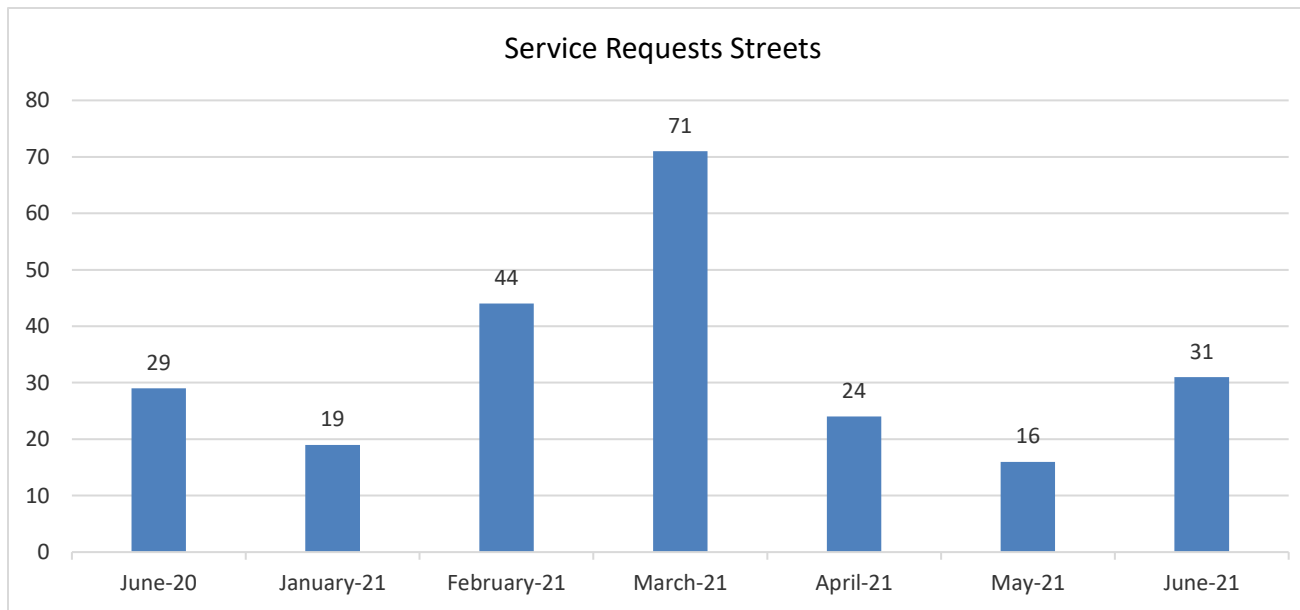
- Staff has awarded the Brunswick Forest Parkway and Low County Boulevard intersection improvement project, which includes restriping Brunswick Forest Parkway and Low County Boulevard to C. M. Mitchell Construction Company, Inc. Construction is scheduled to start in late August.
- Council approved a task order with Cape Fear Engineering to complete the design and permitting for the Olde Waterford Way extension to Olde Regent Way. The concept plan has been finalized and staff is working with property owners to finalize an MOU for right-of-way acquisition, with 5 of the 6 MOUs signed and approved by Council.
- Staff is working on the FY 21/22 street resurfacing project by obtaining proposals from qualified on-call engineering firms to complete the design phase of this project. Streets to be resurfaced include portions of Olde Waterford Way, Palm Ridge Drive, Pine Harvest Drive, and Grandiflora Drive.

Significant Purchases

- Staff is working on obtaining quotes and specification for the FY 21/22 approved budget items, including a skid steer, plate tamper, and roller.

Work Order summary

- Streets received 31 work orders in June, with most of them being pothole/sinkhole related.
- Streets completed 25 work order in June, with an approximate expense of \$33,000 in labor, equipment, and materials to complete these work orders.



Department News

Staff has been working with Twin Rivers Capital, located in Charleston, South Carolina, on the development of a 4.68-acre site at the corner of Highway 17 and Ocean Gate Way. The parcel is presently owned by Lidl US Operations, LLC., the parent company of Lidl grocery store, and was voluntarily annexed into the Town in November 2020. Twin Rivers plans to purchase the property and put four retail businesses on the site, including Cookout and Take 5 Oil Change.

Mr. Vidmar is working with the owner of the 225-acre parcel in the Leland Innovation Park that was annexed into the Town in July 2020, along with economic development representatives from the Southeast Partnership and Brunswick County BID, to close deals with three major businesses that have shown an interest in locating in the Park.

New Businesses

- No new businesses to announce at this time.

New Construction/Development

- Sites were cleared in the Waterford Commercial Village the week of June 21, 2021 for the **TRU by Hilton Hotel** and a two-story, 46,000 square foot medical office building. Construction should begin on these two buildings very soon.
- Construction is progressing on the new **Custom Home Furniture Galleries** store, a two-story, 56,000 sf. furniture showroom in the Waterford Commercial Village across from Leland Station.

Economic Development Committee Meeting Summary

The Economic Development Committee met on June 16, 2021. Committee members presented reports on Economic Development Strategic Plan action items.

Apartment community sells for \$67.5M in Leland

By Cece Nunn, posted Jun 14, 2021 on WilmingtonBiz.com

A California-based investment firm recently paid \$67.5 million for an apartment community in Leland, according to a Brunswick County deed.

Latitude Management Real Estate Holdings of Beverly Hills bought the complex, which includes 333 one- and two-bedroom units and more than 9,000 square feet of commercial space in its main building, from Harrington Village Development Group.

“We were super-excited to find a great buyer, and it’s a great time to sell properties like that,” said Pat McKee, one of the partners in the development group, who is also owner of Fayetteville-based McKee Homes. “It really speaks to the value of the project and the area because it was a great price for us as the seller.”

McKee said the deal also shows the value that investors around the country see in Leland.

JLL Capital Markets arranged a \$53.16 million, 71% loan-to-cost, acquisition financing for the Harrington Village deal.

According to a news release, JLL worked on behalf of the borrower, Latitude Management Real Estate Holdings, to secure the non-recourse, full-term, interest-only bridge loan through Sound Point Capital Management LP.

“Latitude has immense experience working in this region, having a total of 1,867 multi-housing units in a portfolio consisting of over 10 properties throughout North Carolina, South Carolina and Georgia, as well as nearly 4,000 units of multi-housing product nationally,” the release stated.

Efforts to reach a representative of Latitude were not immediately successful Monday.

At Harrington Village, 4276 Harrington Road off Village Road in Leland, more apartments are being added to the development.

As McKee said in a previous Greater Wilmington Business Journal [story](#)

(http://www.wilmingtonbiz.com/commercial_space_changing_to_residential_in_leland_mixed-use_project/2020/12/03/commercial_space_changing_to_residential_in_leland_mixed-use_project/21239), because some of the commercial space didn’t find any takers over a period of a few years, the developers

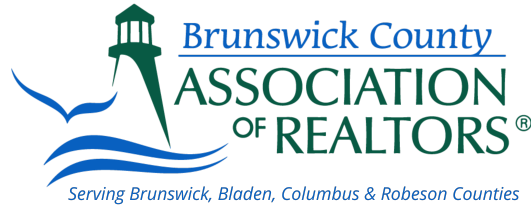
decided residential space was a better use.

“At close, an additional plot of interior retail space will be permitted for the development of 16 additional residential units, with construction completion slated to finish by the end of 2021,” the JLL release stated. “In addition, the sponsor intends to allocate capital to add 12 more residential units to a vacant pad of entitled land that is adjacent to the subject property.”

The release stated that the JLL Capital Markets team representing the borrower was led by Senior Managing Director Paul Brindley, Managing Director Jeff Sause, Director John Gavigan and Analyst Harrison Kalt.

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Brunswick County real estate sales through May well ahead of last year's record pace

June 9, 2021

Units sold exceed every month of May within 20 years; inventory at record low levels



02:36

Brunswick County's residential real estate market once again saw record numbers in May, with the number of units sold year-to-date 50% ahead of last year's record pace. Additionally, the number of units sold in May is higher than any May in the past 20 years. The inventory of available homes is at a record low level, homes are selling faster than the market has seen in the past 20 years and sellers are receiving more than their listed price.

"Our market's performance continues to amaze me, and we are seeing numbers we haven't seen in a long time, if ever," said BCAR CEO Cynthia Walsh. "The number of pending listings is high, and homes are selling quickly without price drops. Brunswick County remains red-hot, and I see no indications of a slowdown in the near future."

Brunswick County saw \$246,960,000 in total sales in May 2021, a 133.2% increase over last May's \$105,900,000. The number of units sold jumped 77.7%, from 349 to 620. The average sale price increased 31.3%, from \$303,439 to \$398,323. The number of active listings is at an all-time low of 655, while the number of active listings in the entire N.C. Regional MLS is lower than Brunswick County's active listings in May 2011 and May 2016. The absorption rate dropped to one month compared to 4.5 months in 2020, and the average day on the market is 38 days.

Total year-to-date sales are up 81.7% compared to the same point in 2020, increasing from \$572,670,000 to \$1,040,609,429. Average sale prices are up 21.3% compared to last year, increasing from \$303,133 to \$367,641, and the number of units sold is up from 1,880 to 2,819, a 49.9% increase.

Brunswick County

New Listings

May 2021: 656

May 2020: 566

Increase/Decrease: +15.9%

Units Sold

May 2021: 620

May 2020: 349

Increase/Decrease: +77.7%

Average Sale Price

May 2021: \$398,323

May 2020: \$303,439

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Increase/Decrease: +31.3%

Total Sales Volume

May 2021: \$246,960,000

May 2020: \$105,900,000

Increase/Decrease: +133.2%

Bladen County

New Listings

May 2021: 8

May 2020: 14

Increase/Decrease:

-42.9%

Units Sold

May 2021: 17

May 2020: 8

Increase/Decrease:

+112.5%

Average Sale Price

May 2021: \$115,812

May 2020: \$130,550

Increase/Decrease:

-11.3%

Total Sales Volume

May 2021: \$1,970,000

May 2020: \$1,040,000

Increase/Decrease: 89.4%

Columbus County

New Listings

May 2021: 28

May 2020: 17

Increase/Decrease: +64.7%

Units Sold

May 2021: 31

May 2020: 22

Increase/Decrease: +40.9%

Average Sale Price

May 2021: \$181,744

May 2020: \$141,515

Increase/Decrease: +28.4%

Total Sales Volume

May 2021: \$5,630,000


May 2020: \$3,110,000


Increase/Decrease: +81%



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Senior living apartments under construction in Leland area

By Cece Nunn, posted Jun 25, 2021 on WilmingtonBiz.com

Construction on a senior living development in the Leland area is underway and expected to be complete later this year, possibly by September.

Developer Bobby Harrelson and Abe Walston, a Wilmington doctor, have partnered with Kernersville-based Ridge Care Senior Living on Arbor Landing at Compass Pointe, a project adjacent to the master-planned community of Compass Pointe, according to a news release.

The community will include 100 one- and two-bedroom apartments, at monthly rental rates, with full kitchens and screened-in balconies, the release stated.

Assisted living services will be provided by an on-site home care partner, according to the release, allowing residents to add assistance as needed.

Amenities include dining rooms, resident lounges, a fitness studio and a movie theater.

“When we decided to venture into the senior living arena, we knew that it would be critical to find the right partner,” said Harrelson, developer of Compass Pointe, in the release. “After much searching, we determined that Ridge Care was who we wanted to be associated with because they know and care about seniors.”

Arbor Landing at Compass Pointe is located at Compass Pointe’s west entrance at 2771 Compass Pointe South Wynd NE in Leland, according to the release.

The development is Ridge Care's third community in the Wilmington area; the others are in Ocean Isle Beach and Hampstead.

In March, Liberty Senior Living, a division of Wilmington-based Liberty Healthcare, [announced](http://www.wilmingtonbiz.com/real_estate_-_residential/2021/03/10/new_apartments_townhomes_on_way_to_brunswick_forest/21571) (http://www.wilmingtonbiz.com/real_estate_-_residential/2021/03/10/new_apartments_townhomes_on_way_to_brunswick_forest/21571) its plans to build rental apartments and townhomes for active seniors at Brunswick Forest.

Manufacturer plans to bring 125 new jobs to the region

By Christina Haley O'Neal, posted Jun 29, 2021 on WilmingtonBiz.com

Precision Swiss Products Inc. is expected to bring 125 new jobs with the future location of its headquarters in Brunswick County, Gov. Roy Cooper announced Tuesday.

The California-based company will invest more than \$9.3 million to locate its headquarters and manufacturing facility to the International Logistics Park shared by Brunswick and Columbus counties, officials said in the release.

Precision Swiss Products (PSP) is slated to bring operations into the first speculative building now under construction in the industrial park, said Bill Early, executive director of local economic development organization Brunswick Business and Industry Development (Brunswick BID).

The spec building, estimated to cost about \$8.5 million, is a 150,000-square-foot facility in [development by Cameron Management and affiliated ownership \(http://www.wilmingtonbiz.com/real_estate_-_commercial/2020/08/11/developers_plan_85m_spec_building_in_first_construction_at_brunswick_megasite/20745](http://www.wilmingtonbiz.com/real_estate_-_commercial/2020/08/11/developers_plan_85m_spec_building_in_first_construction_at_brunswick_megasite/20745)

The development team is working with PSP to meet the needs of its new headquarters and manufacturing operation, which will take up about 60,000 square feet of the 150,000 speculative space, Early said.

PSP is a major producer of small, high-precision parts for the aerospace, medical device and semiconductor industries, officials said in the release.

“We are excited to be moving our headquarters and significantly expanding our manufacturing footprint in North Carolina,” Norbert Kozar, CEO of Precision Swiss Products, said in the release. “We look forward to a long and mutually beneficial partnership with the State of North Carolina and Brunswick County working together to create these highly skilled jobs and look forward to working with the local colleges in providing training for future jobs as we grow our business.”

While the company is bringing its base and manufacturing to southeastern, North Carolina, Early said the company plans to keep some of its operations in California.

PSP's relocation will be funded partially by the state's Job Development Investment Grant (JDIG).

“Over the course of the 10-year term of the grant, the project is estimated to grow the state's economy by more than \$301 million. Using a formula that takes into account the new tax revenues generated by the 125 new jobs,

the JDIG agreement authorizes the potential reimbursement to the company of up to \$1,779,000 spread over 10 years,” stated the release.

Payments for all JDIG grants happen after performance verification by the state departments of commerce and revenue that the company has met its targets in job creation and investment.

The new jobs brought to the region by PSP will employ highly skilled machinists, shipping and receiving workers, quality control personnel, executive and administrative staff, stated the release.

The average annual salary for all new positions is just over \$54,000, “creating an annual payroll impact of more than \$6.7 million per year,” stated the release.

“Brunswick County’s overall average annual wage is \$40,184 and Columbus County’s annual wage is \$35,138,” stated the release.

The state’s department of commerce and Brunswick BID were several players in bringing this economic development project to the area. Others included the state’s Economic Development Partnership of North Carolina, N.C. General Assembly, N.C. Community College System, Brunswick Community College, Brunswick County Board of Commissioners, Columbus County, North Carolina’s Southeast and Duke Energy.

“We are excited to have another innovative company choose North Carolina for its headquarters,” Cooper said in the email. “With our premier quality of life, convenient location and most importantly, our diverse and highly-skilled workforce in Brunswick County, Precision Swiss Products has made a great decision to join our business community.”

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A decade in the works: How Brunswick industrial megasite drew its first tenant

By Christina Haley O'Neal, posted Jun 30, 2021 on WilmingtonBiz.com

The relocation of Precision Swiss Products Inc.'s headquarters to the International Logistics Park of North Carolina will bring the first industrial tenant to one of two long-vacant megasites in the Cape Fear region.

It's a milestone that has been about a decade in the making, said Bill Early, executive director of Brunswick Business and Industry Development (Brunswick BID).

North Carolina was in the running with South Carolina, Georgia, Nevada and Florida for Precision Swiss Products' new headquarters, Early said. And within the state, Brunswick was one of four counties being considered by the company.

Precision Swiss Products (PSP) is a major producer of small, high-precision parts for the aerospace, medical device and semiconductor industries. The California-based operation currently employs about 100 people, Early said.

Gov. Roy Cooper [on Tuesday announced](https://www.wilmingtonbiz.com/more_news/2021/06/29/manufacturer_plans_to_bring_125_new_jobs_to_the_region/2)

[\(https://www.wilmingtonbiz.com/more_news/2021/06/29/manufacturer_plans_to_bring_125_new_jobs_to_the_region/2\)](https://www.wilmingtonbiz.com/more_news/2021/06/29/manufacturer_plans_to_bring_125_new_jobs_to_the_region/2)

PSP had chosen the International Logistics Park for its headquarters relocation, with plans to create 125 jobs and invest more than \$9.3 million in the region.

Local, state and regional economic development officials have been working on the PSP jobs project for about six months, Early said.

The company also plans to bring manufacturing to the new site and employ machinists, shipping and receiving workers and quality control personnel, along with executive and administrative staff, according to a news release.

What ultimately lured Precision Swiss Products to the county, however, was the availability of its speculative building space, currently in development, Early said.

That speculative space, dubbed the International Commerce Center, is being developed in the International Logistics Park by Wilmington-based Cameron Management and Greensboro-based Windsor Commercial, the general contractor.

The idea that speculative building space would draw companies to the region has been a recent economic development and commercial real estate model, which until Tuesday's announcement, had only been a theory.

The International Commerce Center is one of several speculative buildings being brought about throughout the region in Brunswick, New Hanover and Pender counties.

"There is a very limited supply of buildings. That's why it's so important for us right now to be pushing for the development of spec buildings," Early said. "Most of the buildings that are currently available are either older buildings that require a lot of upfit. And there have been some spec buildings throughout the state that have been built due to the shortage of buildings."

The \$8.5 million International Commerce Center is the first commercial development at the two megasites. The International Logistics Park and Mid-Atlantic Industrial Rail Park consist of more than 1,000 acres each.

"Both of these parks were started roughly 10 years ago. And part of the challenge is that we had some obstacles by not having the infrastructure at the sites," Early said.

Brunswick and Columbus counties, along with economic development officials, have brought in the necessary utilities to the sites, including water and sewer, and fiber internet, to improve its marketability.

PSP's future headquarters and manufacturing operation is slated to be located in 60,000 square feet of the 150,000-square-foot International Commerce Center, Early said.

The company is working with the developer to outfit the space to fit its needs while under construction in the International Logistics Park, Early said, adding "we have some great partners with Cameron Management and Windsor Commercial to meet the specific needs of the company."

Cameron Management officials last year [announced their intent \(http://www.wilmingtonbiz.com/real_estate_-_commercial/2020/08/11/developers_plan_85m_spec_building_in_first_construction_at_brunswick_megasite/20745\)](http://www.wilmingtonbiz.com/real_estate_-_commercial/2020/08/11/developers_plan_85m_spec_building_in_first_construction_at_brunswick_megasite/20745) to build the International Commerce Center.

"We are pleased with the governor's announcement and the positive impact these announcements are going to have in our region," Bryan Greene, a broker with Cameron Management, said Tuesday.

Early said Precision Swiss Products is anticipated to have access to the building this fall and start operations sometime in the early part of 2022.

Economic development officials will continue their marketing efforts to bring other companies to the sites, Early said, adding that the efforts may get a boost from PSP's relocation decision.

"I've felt like for a long time that once we could get one of the parks started and have a building, something physical, on-site and have someone in one of those buildings," Early said, "that would stimulate more growth and development."

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