



Golden  
**LEAF**  
FOUNDATION

Special Meeting  
February 28, 2025

# **Legislative Engagement**



## Legislative History of Annual Funding

At inception in 1999, Golden LEAF received 50% of the State's annual MSA payment. Funds were transferred directly to the Foundation from the MSA auditors, never going through the State coffers.

In legislation passed in **2011**, the State intercepted \$17.6 million of Golden LEAF's anticipated MSA payments for FY2012 and FY2013 and directed that Golden LEAF's portion of funds deposited in North Carolina's Disputed Payment Account (an account established as part of the MSA) be transferred to the General Fund. (As of June 30, 2011, the Foundation's net assets were approximately \$700 million.)

**In 2013**, the State changed the statute governing payment of funds from the MSA, directing that all MSA payments be credited to the State's Settlement Reserve Fund. This legislation removed the language allocating a 50% share of the MSA payments to Golden LEAF, **eliminating Golden LEAF's annual payment.**

## Legislative History of Annual Funding

**In 2015**, the State modified the statute regarding MSA payments to appropriate to Golden LEAF \$10 million from the Settlement Reserve Fund annually (received beginning in FY2016). (The remainder of the Settlement Reserve funds are transferred to the General Fund.)

**In 2017**, the State increased the annual payment to Golden LEAF to \$17.5 million (received in April 2018).

**In 2023**, the State increased the annual payment to Golden LEAF to \$25 million (received in April 2024).

# **Rural Workforce Housing**



## Proposed Focus for Golden LEAF

Staff proposes to make guidelines available on our website to invite applications from local governmental and 501(c)(3) nonprofits through the Open Grants Program for funding for **infrastructure** necessary to support projects with workforce housing outcomes.

In this context, **infrastructure** includes water, sewer, stormwater, street lights, sidewalks, roads, and other infrastructure necessary for development (no lot preparation or home construction).

Funds would only be used to support development of projects **owned by nonprofit developers or local governmental entities** with focus on **workforce** affordability. Once information is public, we will be better able to assess demand. Staff have met with several nonprofit developers working in rural areas to construct **single-family** and **multi-family units**.

Open Grants Program is capped at \$500,000 per project. Smaller grant amount limits some risks and ensures Golden LEAF would be part of a larger capital stack.

# Revised Job Creation and Economic Investment Outcomes

Projects in this priority area gather data to support outcomes including:

- Investment in publicly owned infrastructure
- Investment in privately owned property, plant, and equipment
- New full-time jobs created
- Average annual wage of new full-time jobs
- Business start-ups
- Number of housing units

As well as narrative outcomes including: jobs retained that were at risk without Golden LEAF support; comparison to county wages; job creation in identified job sectors; etc.

# Proposed Guidelines

Staff proposes making the following guidelines available on our website regarding eligibility of funding for projects to support rural workforce housing.

- Outcomes under the Job Creation and Economic Investment priority area:
  - leverage public/private investment and number of new housing units
- Eligible grantees are 501(c)(3)s or local governmental entities
- Developer must be 501(c)(3) or local governmental entity only
- Funds limited to infrastructure for public use as needed for housing development including sidewalks, roads, etc. (no lot development or home construction)



# **1 | Recommendation**

Approve adding housing units as a priority outcome in the Job Creation and Economic Investment priority area and implementing workforce housing funding through the Open Grants Program consistent with the guidelines presented to the Board of Directors.

## **Requested Action**

Approve the staff recommendations regarding item 1.



# **SITE Program**



# Summary of Proposed Modifications to the SITE Program

<b>SITE Program Component</b>	<b>Current</b>	<b>Proposed</b>
Option Length for Due Diligence Phase	5 years required	3 years required
Increase clarity for cap on funds for due diligence	"Most awards don't exceed \$50,000"	Maximum of \$200,000
Clarifying eligible grading expenses	"Clearing and grading"	"Final grading"
Clarifying GLF position on permissible use of funds	Available to grantees as requested/identified by staff	Publicize more example situations to increase awareness by potential applicants

## 2 | Recommendation

Approve modifications to the SITE Program to reduce the length of the required period of public control for due diligence projects from five to three years and establish a cap on due diligence projects of \$200,000.

Direct staff to clarify in program guidelines that Golden LEAF funds may be used for grading up to and including final grading and to develop and share information regarding the breadth of permissible uses of Golden LEAF funds.

## **Requested Action**

Approve the staff recommendations regarding item 2.



# **Hurricane Helene Relief Initiative**



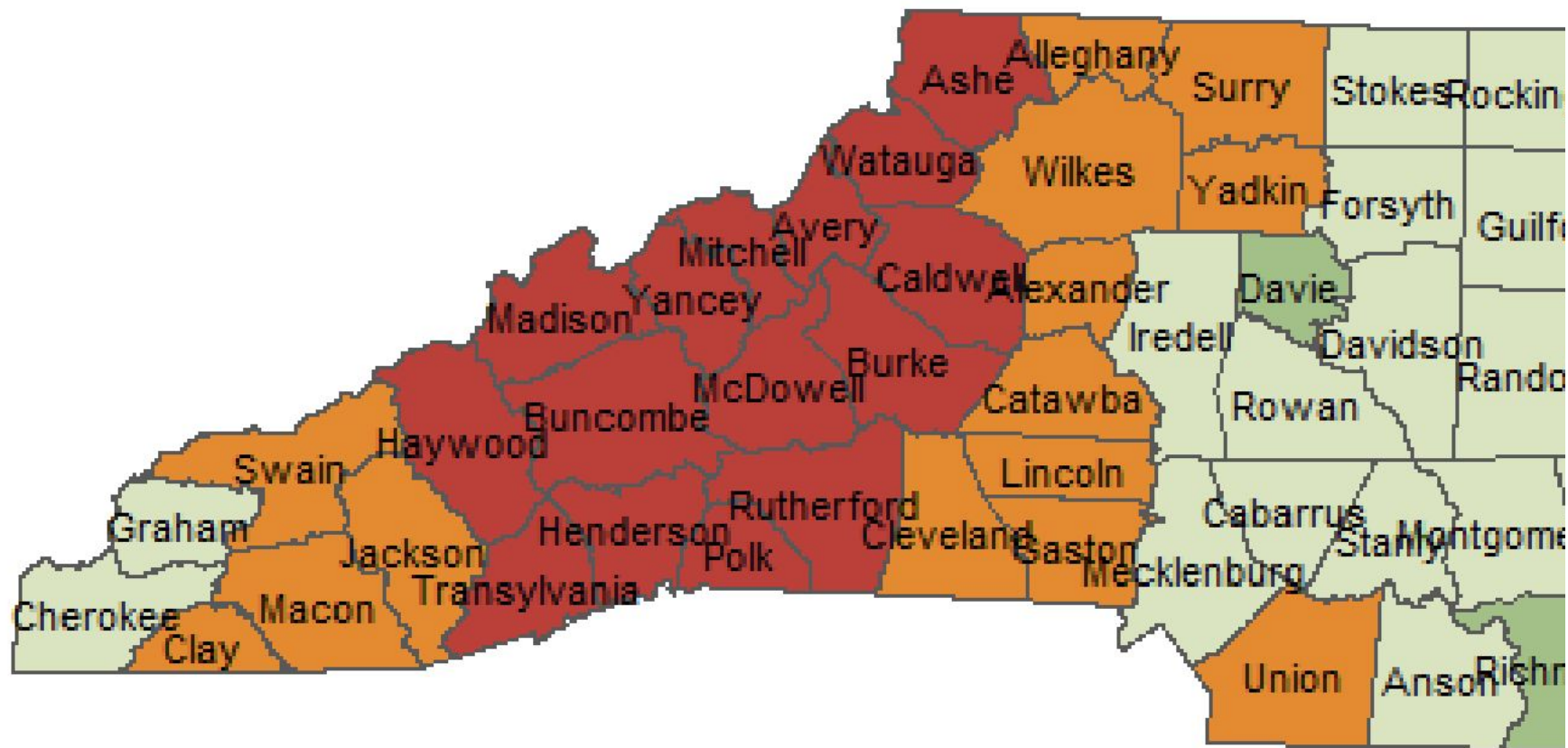
# Application and Award Overview

Total Applications (36)	\$4,351,772
Awards Made (14)	\$3,057,654
Recommendations (1)	\$1,000,000
Total (if recommendation approved)	\$4,057,654

Remaining applications under review/pending additional updates.

Staff are engaged with efforts at the NC General Assembly and the Governor's recovery office to identify unmet needs/areas where Golden LEAF funds could provide leverage and support nonprofits.





# Baptist on Mission

**Counties Served:** Disaster Region

**Amount Awarded:** \$1,000,000

**Increase Requested:** \$1,000,000

**Increase Recommended:** \$1,000,000 for total award of \$2,000,000

**Use of Funds (Modification):** Upfit and staffing for rebuild sites, additional tools and equipment

## Project Overview:

- Board awarded \$1m in October 2024. Grantee has fully utilized these funds. Grantee reports approximately 100 homes completed and additional homes in the pipeline.
- Baptist on Mission purchased properties to renovate/upfit to house volunteers for rebuild work. Funds are requested to complete/expedite renovation of these properties.
- Governor Stein recently awarded \$3m in funding for materials.
- Baptist on Mission have volunteer groups signing up for spring deployments and space needs to be ready to accommodate these workers.

### **3 | Recommendation**

Approve increase of \$1,000,000 and modify the purpose to clarify inclusion of renovation/upfit of rebuild sites owned by Baptist on Mission/Baptist State Convention and staffing at rebuild sites are eligible uses of funds.

## **Requested Action**

Approve the staff recommendations regarding item 3.



# **State Appropriated Programs**



## **Flood Mitigation Grant Program**

The N.C. General Assembly appropriated \$25m to Golden LEAF for the Flood Mitigation Grant Program in 2021. The Board made 75 awards totaling \$24,791,265.94.

No applications had been declined pending possibility of additional appropriated funds. With the abbreviated budget in 2024, no funds were awarded for this program.

There are currently 47 applications pending requesting a total of approximately \$27m.

Should additional funds be awarded, due to the time that has elapsed from initial application, staff would recommend that the program would be refreshed and reopened. Prior applicants would be contacted and eligible to resubmit.

## **4 | Recommendation**

Decline remaining applications in the Flood Mitigation Grant Program.

## **Requested Action**

Approve the staff recommendations regarding item 4.





# Shell Building Pilot Program

Golden LEAF awarded \$1.4M to Scotland County in the Shell Building Pilot Program

Scotland County expected to construct a 30k sq. ft. building expandable to 60k sq. ft.

Bids came in lower than anticipated, and Scotland County has requested that it be allowed to use Golden LEAF funds to construct a 45k sq. ft. building, add a canopy, prepare a wall for a loading dock, and extend water and sewer and a sprinkler feed line to the building.

## **5 | Recommendation**

Approve use of funds for requested additional items other than extension of water and sewer lines and the sprinkler line.

## **Requested Action**

Approve the staff recommendations regarding item 5.



# **Other Business**



# Barton College

Anticipated \$5m request for funding for School of Health Sciences

Phase 1: \$19m budget, \$11.5m raised

## Main Elements

- Creation of a new simulation hospital
  - Increased space and equipment needs
  - Will serve expanded nursing, new FNP program, and new Respiratory Therapy
- Exercise Science
- Life Scenes Lab
- Clinical Mental Health Counseling

# Barton College

## Outcomes

- Increased students in baccalaureate nursing program to 60/year
- Increase MSN educators by 8/year
- Expand Exercise Science grads by 16/year
- New FNP Program with 16 grads/year
- New MS Clinical Health Counseling Program with 16 grads/year
- Other health sciences programs with grads expected 2030 and after

# Barton College

## Issues/Questions

- April 2023 Golden LEAF \$340,000 in funding for nursing expansion and FNP program with outcomes similar to what are projected for this project
- Outcomes comparable to projects funded through Golden LEAF's standard programs
- Capital campaign
- Have requested clarification re: cost of equipment v. cost of building

## **UNC - Pembroke**

- Anticipate a request for new School of Optometry
- Staff is engaged in discussions with staff at the university