

**TOWN OF TRYON
BOARD OF COMMISSIONERS
MCCOWN ROOM
JUNE 16, 2026**

6:30 PM WORK SESSION

**TOWN OF TRYON
BOARD OF COMMISSIONERS
MCCOWN ROOM
AGENDA
JUNE 16, 2026**

7:00PM

All items are for discussion and possible action

1. Call to Order-Mayor Peoples
2. Invocation
3. Pledge of Allegiance
4. Agenda Adoption-Mayor Peoples
5. Consent Agenda Adoption-Mayor Peoples
 - a. Town Board Minutes
 - b. Tourism Board General Account
 - c. Harmon Field Board Minutes
 - d. Parks Committee Minutes
 - e. Tax Reports
 - f. Financial Report for May 2026
 - g. Grant Status Report May 2026
6. Tropical Storm Helene Damages/Restoration Financial Report
 - a. Financial Report
 - b. General Fund Repayment
 - c. State Treasurer Cash Flow Loans Repayment
7. Public Hearing on Proposed FY27 Town of Tryon Budgets/Ordinance & Fee Schedule
8. FY26 Budget Ordinance Amendment No. Four-Jim Fatland
9. RFQ Selection of Engineer for Lake Lanier Dam Rehab Project-Jim Fatland
10. NCLM Proposal for Property, Liability, and Worker's Compensation Insurance-Emily Dale
11. Easement for Vaughn Creek-Jim Fatland
12. Board Appointments
 - a) Harmon Field
 - b) Tourism
13. Downtown Update-Lourdes Gutierrez
14. Minimum Housing/Planning Update-Tim Daniels
15. Town Manager Report-Jim Fatland
16. Council/Mayor Report
17. Citizen Comments & Responses
18. Motion to Adjourn

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
May 6, 2026 11:00 AM**

SPECIAL MEETING

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Emily Dale, Town Clerk

I. CALL TO ORDER

Mayor Peoples called the meeting to order.

II. AGENDA ADOPTION

Commissioner Morris made a motion to adopt the agenda. Motion carried unanimously.

III. 2025 AUDIT PRESENTATION

The 2024-2025 Audit was presented by Michael Carey from RH CPAs. Mr. Carey provided copies of the financial statements and his presentation. Copies of these are kept with Town Clerk Emily Dale. Carey stated that the financial statements and annual report were submitted to the LGC on April 27, 2026 with the Data Input Worksheet submitted on April 29. The Local Government Commission (LGC) completed their review on May 5, 2026. The LGC has provided feedback which will result in changes and a resubmission. The Audit is comprised of unmodified opinions based on financial statements for government activities, business activities, component units such as Tourism, all major funds, projects that received government and state funding, as well as the ABC Board.

The following were findings from the Audit:

- Year-end closing process deficiency
- Sick leave policy/schedule deficiency
- Late audit
- Budget overage in the general fund
- Finance officer not properly bonded

Carey stated the budget overage in the general fund should be removed upon resubmission since the financial statements did not reflect the current budget numbers. Once updated the fund will not be over budget. The Town was not properly removing sick balances for employees who were terminated, quit or retired. Dale stated that sick leave has since been corrected and a new policy in place. The bond

requirements for the Finance Officer require either 10% of the total budget or \$1 million. The bond was not the proper amount for the first part of the year.

Carey stated that several Water and Sewer capital projects showed deficiencies; however, those are attributed to timing issues between accounts payable and receipt of state funds.

This year the Town was required to undergo a Single Audit since they expended over \$750,000 in federal funding and \$500,000 in state funding. Covid funds, clean water state funds and state appropriated funds were tested. Carey reported that no findings were made during program testing. He also added the Town and Audit firm found out about the State fund requirement about five days before the deadline in February which caused a delay.

There was a decrease in fund balance this year which resulted in the number of operational days decreasing from 260 to 245. There was also a significant increase in operating expenses.

Carey also stated that in the Water/Sewer department several of the indicators involving capital assets finally saw an increase from the last two years. He stated this shows the capital projects the Town are completing are attributing to the better numbers.

Carey stated his team did not encounter any difficulties with staff and noted that the Town's internal controls did catch an unauthorized withdrawal from the fire parade fund.

IV. LGC AUDIT CONTRACT FY25

Carey and Dale presented an amended audit contract for year ending June 30, 2025. The contract reflects an updated submission date as well as modified fee. The fee was increased due to the additional state funds test. Commissioner Crowell moved to accept the amended contract and the motion carried.

V. LGC AUDIT CONTRACT FY26

Dale stated that she had been looking for alternatives to the Town's current CPA firm. The current firm was responsible for bank reconciliations and the year end financial statements. The Board had already agreed to move bank reconciliations from the current firm to the North Carolina League of Municipalities and eventually in house. The past two years the audit process was slowed down due to the CPA firm. Dale is recommending the Town enter into a contract with RH Accounting for the upcoming year. One division of this firm already does our audit and she feels this move will increase the likelihood of completing the audit on time. Commissioner Morris asked if there would be any conflict with the same firm doing both the financials and the audit. Carey stated they are two completely separate entities without overlap so there would be no conflict. The cost for the financial statements would be \$12,000 the current firm charged \$15,000. Commissioner Lambakis made a motion to enter into a contract for both audit services and year end financial statements with RH Accounting. The motion carried unanimously.

VI. MOTION TO ADJOURN

Mayor Peoples entertained a motion to adjourn, Commissioner Crowell so moved and the motion carried.

Town of Tryon

Audit Presentation

Presented by:
Michael Carey, CPA, CFE

CONTACT INFORMATION:

Michael Carey, CPA, CFE – Senior Audit Manager

May 6, 2026



- Audit is complete.
- Annual report and disclosures prepared by independent CPA firm.
- Presenting the results of the 2025 audit and issued financial statements today.
- Issued financial statements/annual report were submitted to the LGC on April 27, 2026. Town Data Input Worksheet submitted April 29, 2026. LGC completed annual report review on May 5, 2026

- Auditor Independence
- Plan (including obtaining an understanding of internal controls over key areas)
- Perform risk assessment (risk-based audit approach)
- Perform audit procedures to obtain sufficient evidence to render an opinion.
- Opinion concentrates on whether the financials are free from material misstatement (reasonable assurance)

Opinions

- Basic Financial Statements – Unmodified Opinion
- Opinion covers the government activities, business-type activities, discretely presented component unit (TDA), each major fund, and aggregate non-major funds
- Town of Tryon Alcoholic Beverage Control Board was audited by another auditor

Required Supplementary Information:

- Management Discussion and Analysis
- Various Schedules of Changes in Pension Liabilities and Schedule of Total Pension/Retirement Liabilities

- The Town implemented GASB Statement 101, *Compensated Absences*, and GASB Statement 102, *Certain Risk Disclosures* during 2025 fiscal year.

- Estimates appear reasonable. Estimates include:
 - Management's estimate of depreciation.
 - Management's estimate of allowance for doubtful accounts.
 - Management's estimate of pension liabilities and expenses.

- No disagreements with management.
- No difficulties encountered (complete cooperation from staff).
- Identifies the uncorrected misstatements that management determined to be immaterially individual and in aggregate to the financial statements.

- Financial Statement findings:
 - 2025-001 Year-end closing process (Significant Deficiency)
 - 2025-002 Sick leave policy and schedule (Significant Deficiency)
- Noncompliance
 - Audit was not submitted within 6 months of FYE by 12/31/2025. Extended to February 2026 due to late release of Federal compliance supplements
 - Budget overage in the general fund. Management is evaluating the year end wage adjustment and reported budget amounts on the budget vs actual GF supplemental schedule.
 - Finance officer not properly bonded in accordance with NC G.S. 15-29(a).

- Deficit Fund Balances
 - Sanitation fund, due to increased costs. Management is evaluating plans to eliminate deficit in future years.
 - Following Water and Sewer capital project funds, due to timing differences:
 - Water System Asset Inventory and Assessment Project Fund
 - Sewer System Asset Inventory and Assessment Project Fund
 - Water Meter Replacement Capital Project Fund
 - Water and Sewer System Implementation Capital Project Fund

The Town was required to undergo to a single audit in FY25 as they expended over \$750,000 in federal funds, and \$500,000 in state funds

- Major Federal Programs Audited:
 - Coronavirus State and Local Recovery Fund
 - Clean Water State Revolving Fund
- Major State Programs Audited:
 - State appropriated funds for debt reduction for water plant rehab

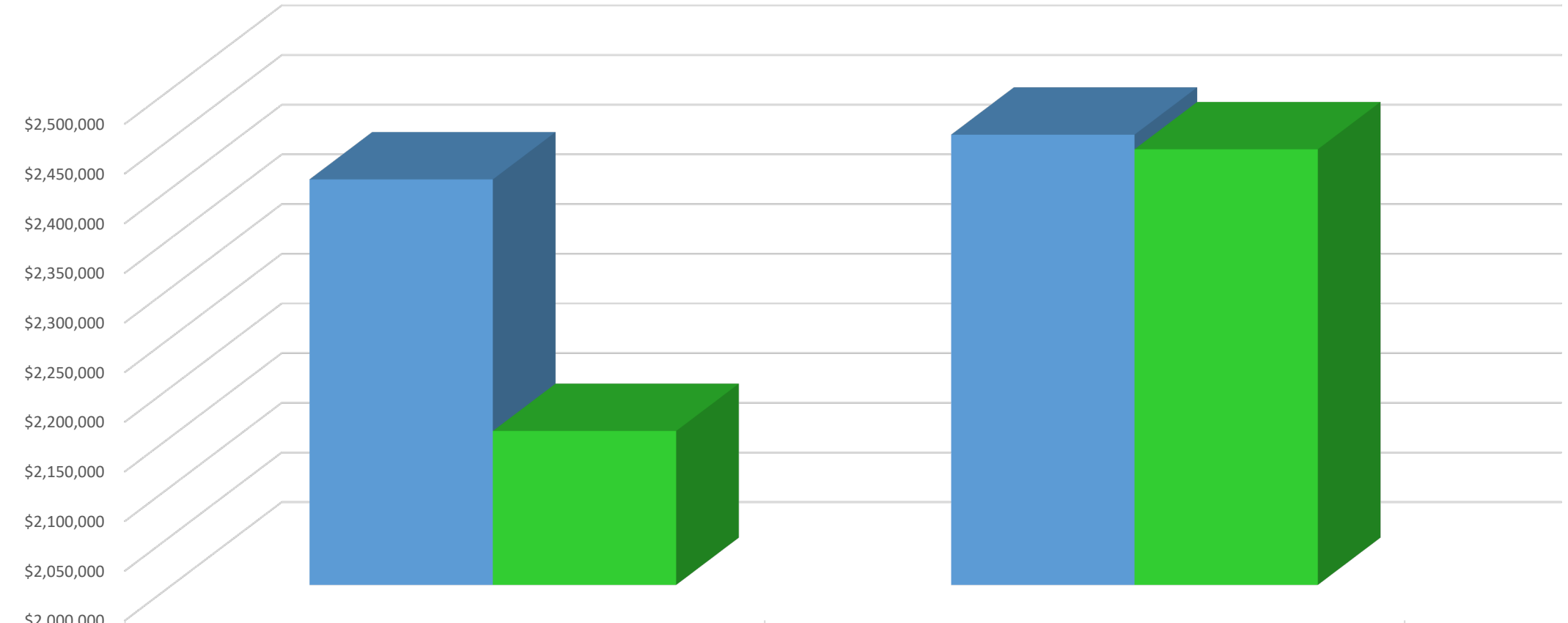
No findings over major federal and state programs, unmodified opinion

7



Results of
Operations

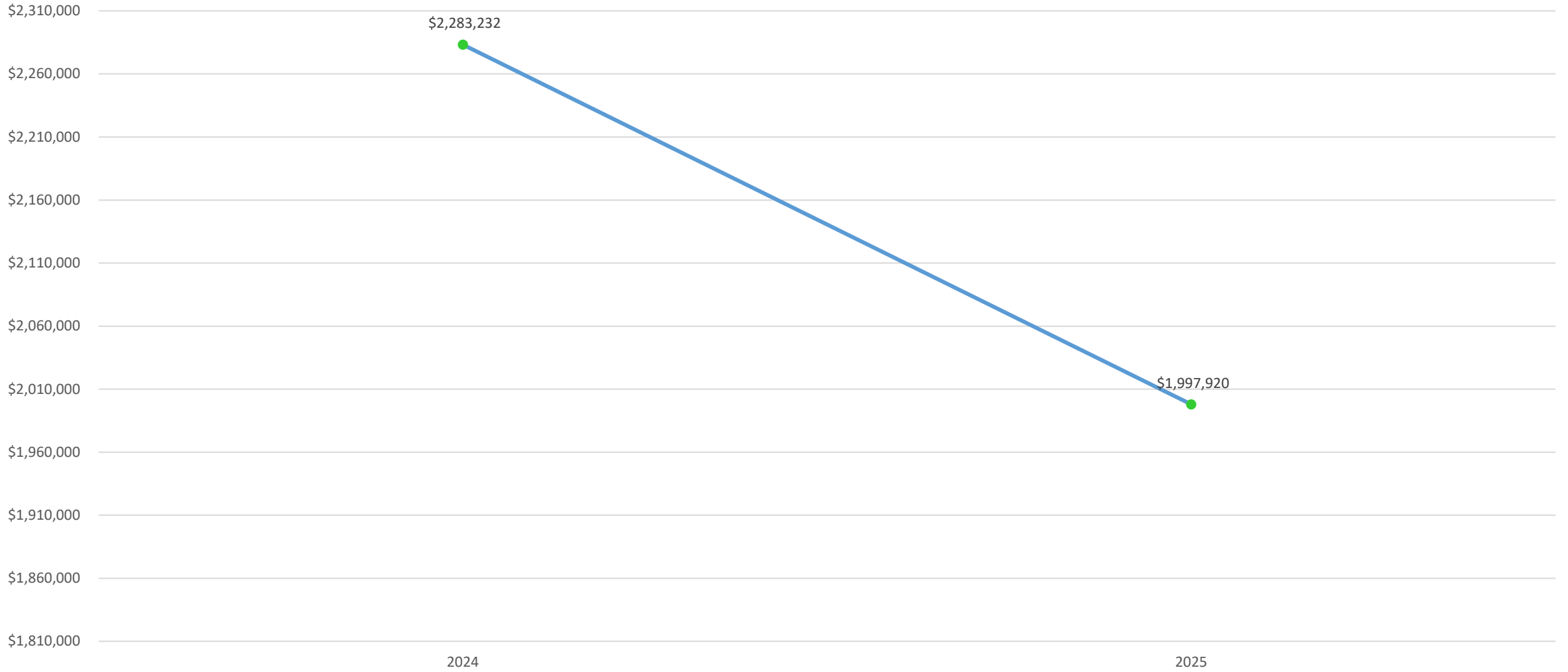
General Fund Summary



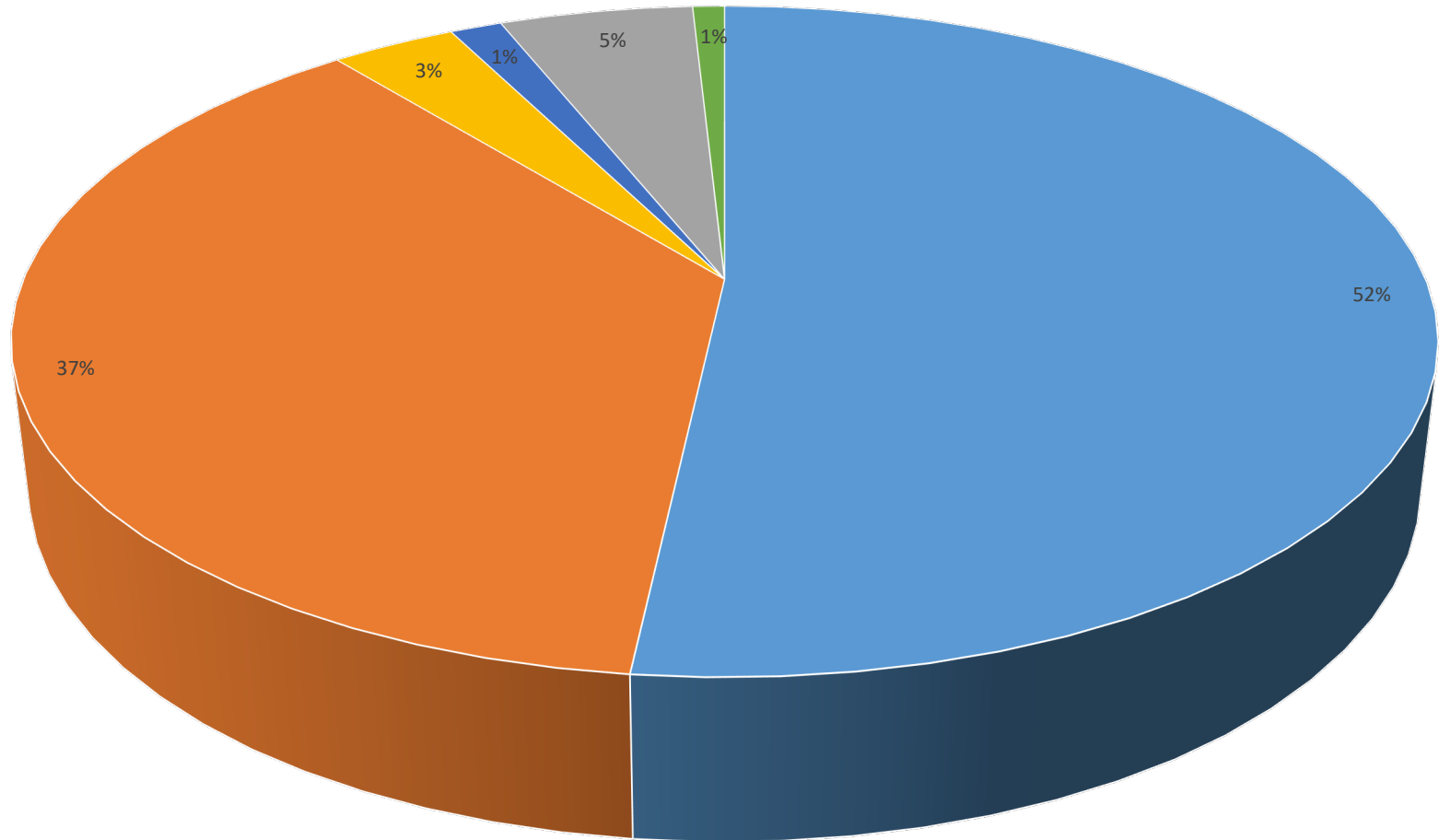
	2024	2025
■ Revenues	\$2,408,271	\$2,453,287
■ Expenditures	\$2,154,985	\$2,438,599

■ Revenues ■ Expenditures

General Fund Balance

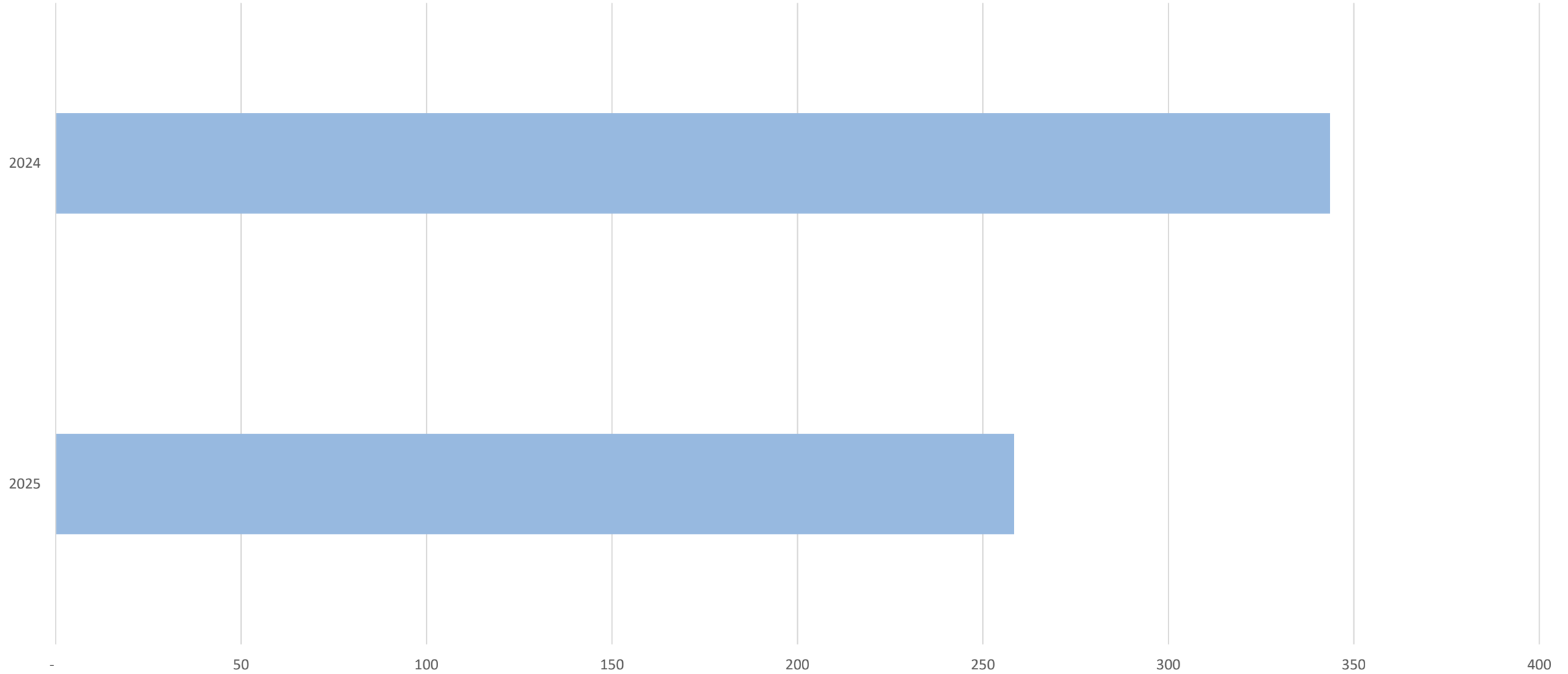


Breakdown of General Fund Revenues

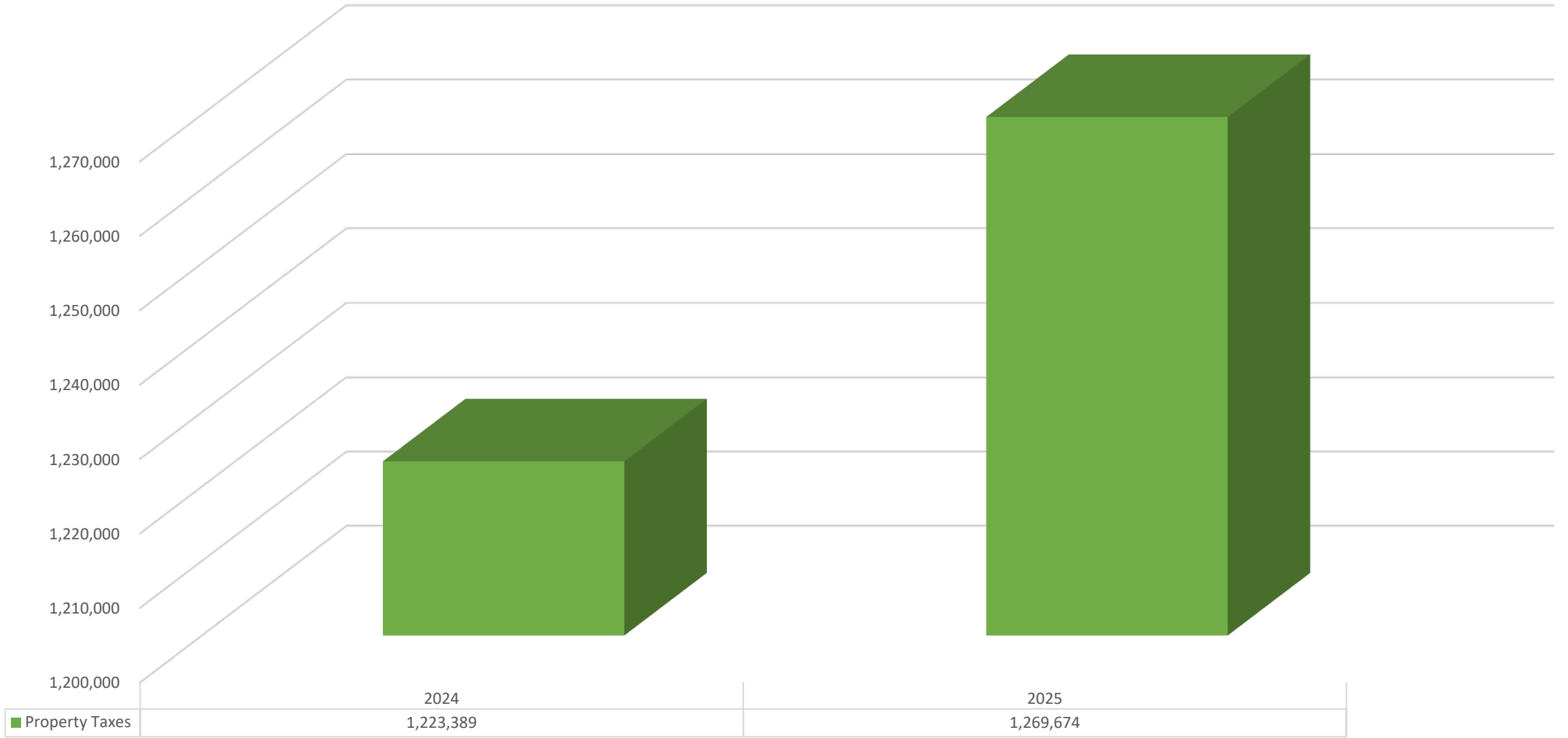


- Ad Valorem Taxes
- Unrestricted Intergovernmental
- Restricted Intergovernmental
- Sales and Services
- Investment Earnings
- Other

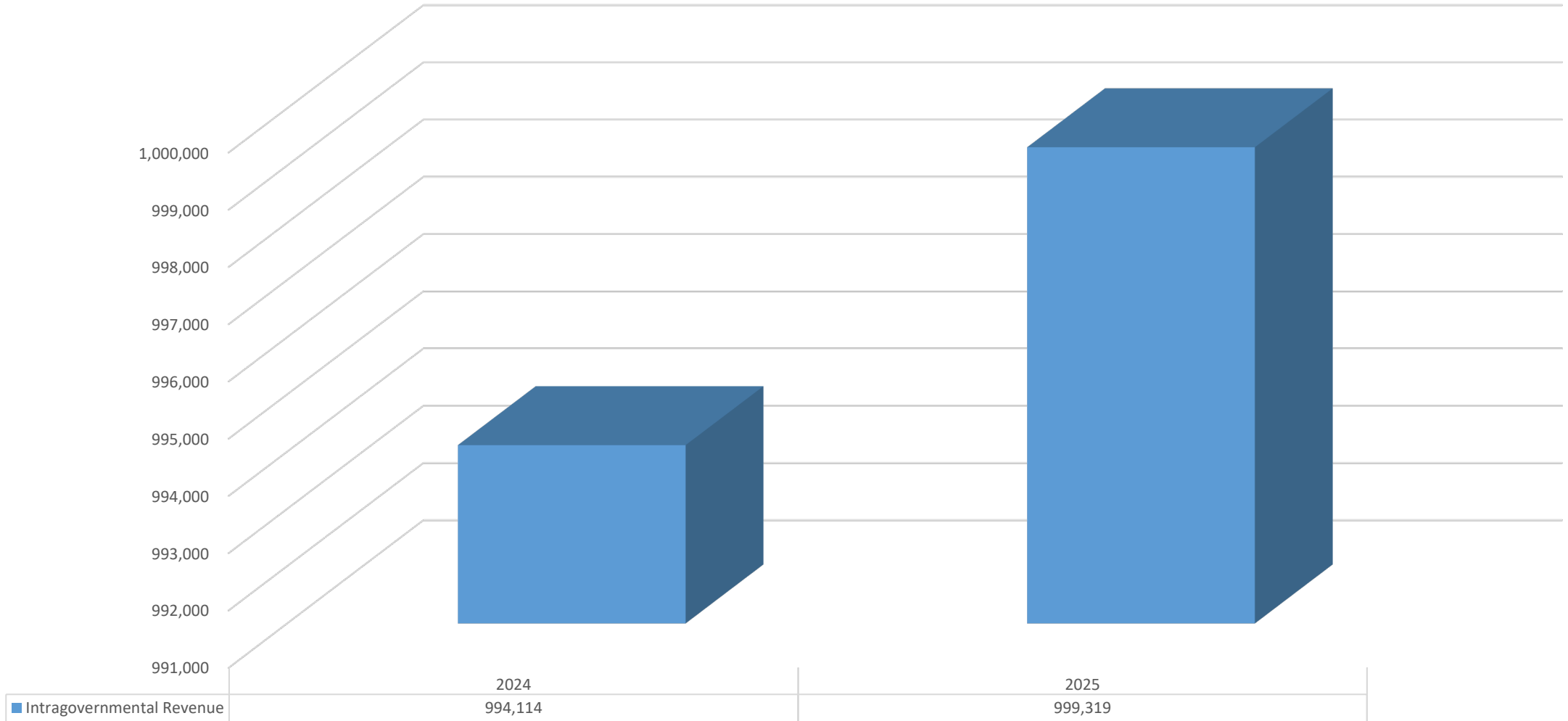
General Fund Balance as a Percentage of Expenditures



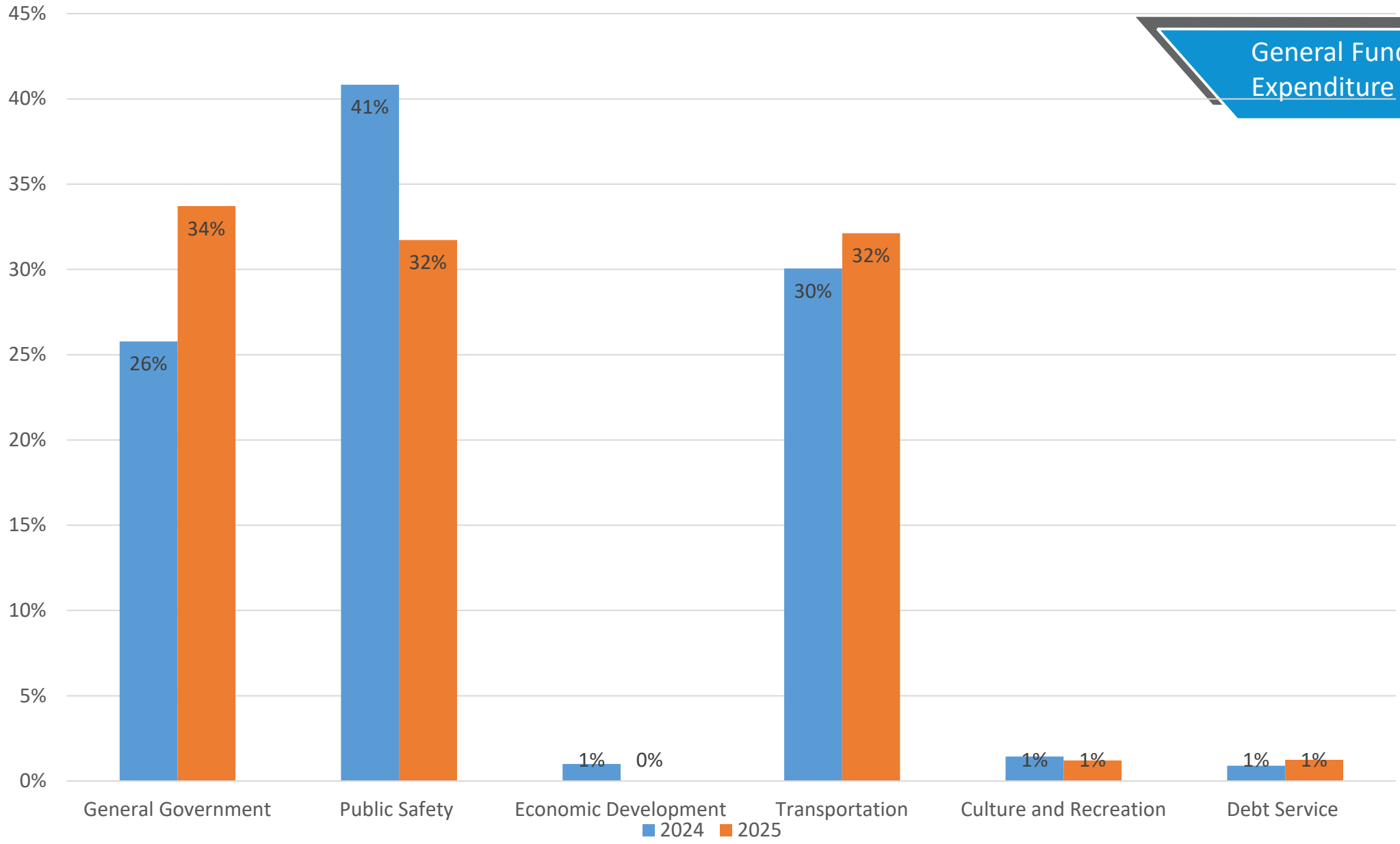
General Fund
Property Taxes



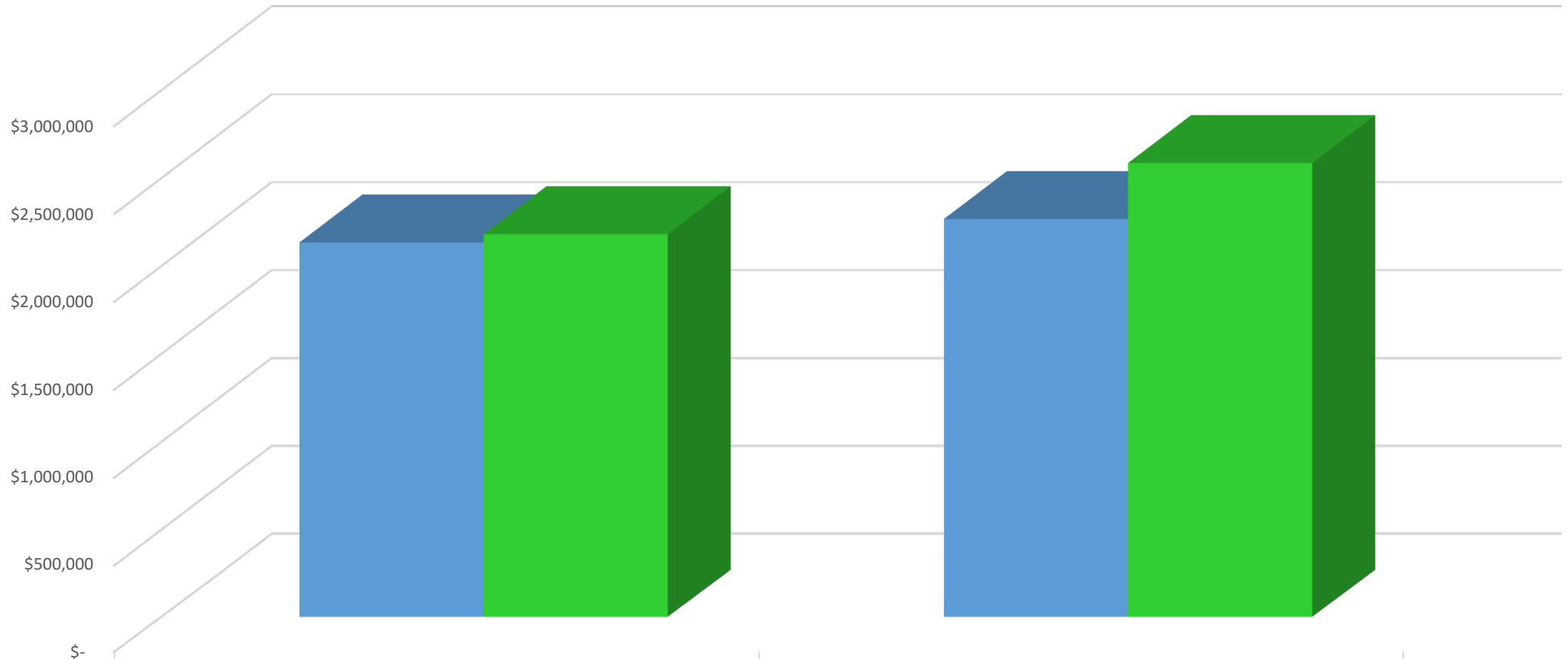
General Fund
Intergovernmental Revenue



General Fund
Expenditure Breakdown



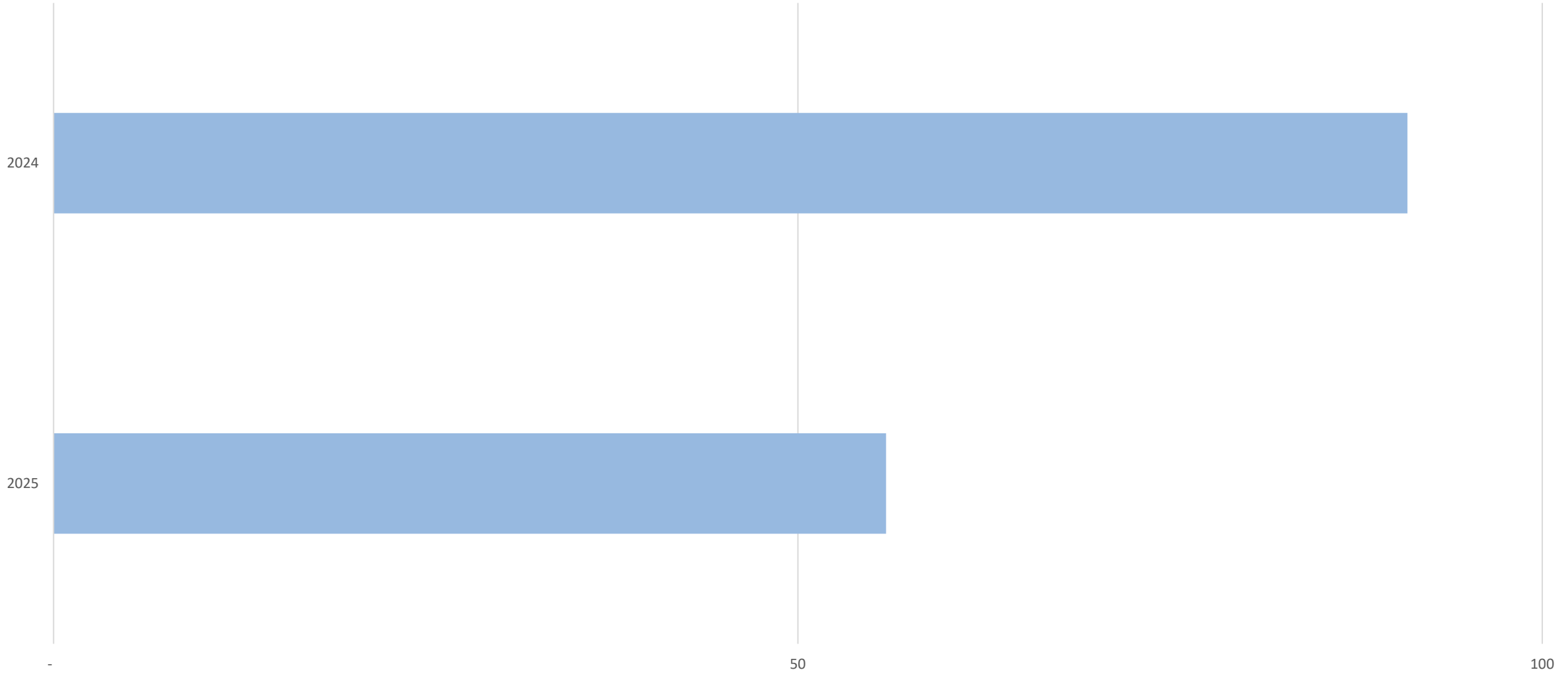
Proprietary Fund Summary
(in millions)



	2024	2025
Operating Revenues	\$2,133,807	\$2,267,048
Operating Expenses	\$2,181,433	\$2,585,442

■ Operating Revenues ■ Operating Expenses

Adequacy of Resources –
Proprietary Funds



Financial Performance Indicators of Concern (FPIC)

➤ Water & Sewer Fund

- Quick Ratio (0.88), below 1.00 standard.
- Operating Net Income Excluding Depreciation: Operating loss in FY25.
- Unrestricted Cash as a % of Expenses (10.55%), below 16% standard.
- Capital Asset Condition Ratio (40.26%), less than 50% standard.

➤ Internal Controls, Noncompliance

- Budget Violation
- Significant deficiencies
- Finance Officer Bond
- Late Audit Submission

Major Takeaways

- Unmodified opinion.
- Overall Financial Condition
 - General Fund Balance decreased by \$285,312.
 - End of Year General Fund Balance was \$1,997,920.
 - Proprietary Fund Net Position increased by \$3,001,512.
 - End of Year Proprietary Fund Net Position was \$7,092,987.
- No disagreements with management.
- No difficulties encountered (complete cooperation from staff).

QUESTIONS?

Michael Carey, CPA, CFE

RH CPAs, PLLC

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
May 19, 2026 6:30 PM**

WORK SESSION

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Jim Fatland, Town Manager Emily Dale, Town Clerk
Josh Connell, Fire Chief Scott Holt, Police Chief
William Morgan, Town Attorney

Mayor Peoples called the work session to order at 6:35 pm.

The following topics were discussed during the work session:

Mayor Pro Tem Crowe provided an update on the kudzu program. He stated the Town is hoping to partner with the Polk County Appearance Commission for a grant to assist. They are working on dividing the Town into quarters and addressing the problem areas.

Commissioner Morris and Lambakis addressed potential parking issues on Pacolet St around the post office. The larger vehicles that part there tend to inhibit traffic. They discussed possible ways to create parking and alleviate traffic issues.

Commissioner Morris brought up concerns from citizens at Braewick Estates. The Board agreed to let a few citizens speak during the work session. The concerns stemmed from a recent development regarding the perception of family care homes within Town limits. Current Town ordinances state only one home is allowed every half mile and these citizens believe that ordinance could potentially be violated.

Doug Clark, 335 Melrose Ave spoke and his concerns are outlined in his attached speech.

Margaret Parker spoke about her concerns in relation to not only the Town ordinance but potential violation of NC Senate Bill 274. This established certain licensing requirements. Parker feels that the services provided by the individuals who are in the homes such as dispensing medication would fall under licensure.

Lawrence Orłowski spoke and his concerns are outlined in his attached speech.

Scott Treety spoke regarding the qualifications of the individuals associated with this company. According to the company's website there may be individuals who require medical attention. He expressed concerns regarding the lack of licensing of the company.

Commissioner Morris thanked everyone for speaking. Mayor Peoples stated the best approach would be to consult with the Town attorney and that the Town in no way wants to deny anyone their right to anything; however, this matter does need to be addressed.

Mayor Peoples entertained a motion to adjourn the work session. Commissioner Morris so moved and the motion carried.

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
May 19, 2026 7:00 PM**

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Jim Fatland, Town Manager
Josh Connell, Fire Chief
William Morgan, Town Attorney

Emily Dale, Town Clerk
Scott Holt, Police Chief
Lourdes Guttirez, Downtown
Development Director

I. CALL TO ORDER

Mayor Peoples called the meeting to order at 7:07 pm.

II. INVOCATION

Mayor Peoples led the invocation with a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Crowe led the Pledge of Allegiance.

IV. AGENDA ADOPTION

Town Manger Fatland asked to add two items, Saluda Grade Trail support and Tryon Fire Department Report. Mayor Peoples entertained a motion to add the items as 12a and 12b, respectively and change Item 6 from Public Hearing to Home Health Facility Issue. Commissioner Morris so moved and the motion carried.

V. CONSENT AGENDA

Commissioner Lambakis moved to adopt the consent agenda. The motion carried unanimously.

VII. HOME HEALTH FACILITY ISSUE

Commissioner Morris feels like this is a town wide issue. She would like for Town Attorney Morgan to look into this matter. Morgan stated he had started a file and would reach out to the State. He would have more information for them at the next meeting. The Board would like to have an information regarding the facility and the half mile radius ordinance.

VIII. PUBLIC HEARING-REZONING 584 N TRADE ST

Downtown Director Gutierrez presented on behalf of Planning Director Daniels who is away attending a Zoning Class. Gutierrez stated that the applicant with the consent of the property owner is requesting a rezoning from multiple family to general business. Per the ordinance the property has sufficient parking to comply with the ordinance. The Planning Board voted at their May 14 meeting to recommend this rezoning to the Board. The applicant, Fanina Padykula, spoke and stated the property used to be zoned business. She runs a yoga/Pilates studio and stated she would be mindful of school traffic with her business and class schedule.

Mayor Peoples closed the Public Hearing at 7:17 pm. Peoples entertained a motion to approve the rezoning of 584 N Trade St from multifamily to general business. Commissioner Crowell so moved and the motion carried unanimously.

IX. INSTALLMENT FINANCING FOR NEW VEHICLE FOR WATER DEPARTMENT

Fatland and Dale presented financing for a 2025 Ford Maverick for the Water Department, specifically the Water Meter Reader. The cost of the vehicle was \$36,123. The recommendation is to approve a loan with Home Trust Bank for this amount at 4.28% interest for five years. Fatland stated the vehicle is a hybrid which should help given the number of miles that vehicle travels. He also thanked Robbie Stott for donating a camper shell cover for the vehicle. Mayor Peoples entertained a motion to approve the resolution authorizing Fatland to act on behalf of the Town in the execution and acceptance of this loan. Mayor Pro Tem so moved and the motion carried unanimously.

X. DOWNTONW UPDATE

The TDDA Board along with Commissioner Lambakis recently attended the NC Main Street Conference. Member Lori Geddings provided an overview of some of the key takeaways form the conference. The

concept of establishing anchors throughout the Town in order to draw people in and help them feel connect was highlighted. The hope is to continue to strengthen the relationship between the Town and TDDA and businesses. She spoke on the benefit of having Gutierrez since she can serve as a liaison between all three parties.

There was discussion about the type of visitors coming to Town and recruitment of new businesses. A few citizens commented about needing a tenant in Owen's building as well as the concept of an economic impact study. Gutierrez stated the North Carolina Main Street Program could possibly do that study.

Gutierrez then went through her presentation on incorporating art into small towns. She was part of a panelist group at the Main Street Conference. At a prior meeting Commissioner Morris had expressed her desire to see the presentation. Gutierrez's power point is attached.

XI. PRESENTATION: PROPOSED FY27 TOWN BUDGETS

Town Manager Fatland presented the proposed FY27 Budgets to the Council. He stated since the Town is on the Unit Assistance List the budget had to be submitted to the Local Government Commission. That was submitted, reviewed and feedback was given. The draft budget was found to be in compliance with the LGC. The main highlights of the budget were as follows:

Employee Retention and Recruitment: Almost all departments are at full staff currently. The proposal included a 2.5% Cost of Living Adjustment along with an increase in 401k contributions from 2.5% to 3%. The 401k contribution is in response to the state only allowing for whole percentage contributions.

Equipment: The Town has delayed updating their fleet for the last 20 years and a lot of the vehicle and equipment have reached their end of life. Fatland stated the Town had spent over \$350,000 on vehicle repairs in the last five years. Streets, Water Distribution and Police have new vehicles in this budget.

Fatland highlighted several grant opportunities the Town is seeking to improve the Water and Sewer infrastructure.

In closing Fatland stated the budget is presented with a three-cent tax increase. Water and sewer rates will increase 5% and sanitation will increase to 28.60 per month. Harmon Field is hoping for money from Polk to offset lost rental income. The Fire Department met on April 22 with FRAC to review their budget. The Fire Department was informed during their state inspection that they need to have four members at the station at all times. The proposed fire tax increase will hope to offset some of those expenses.

Fatland thanked staff for their help with the budget especially Dulcie Juenger, Emily Dale, and Tim Daniels. He looks forward to going through the budget in more detail on June 5th.

The Board unanimously voted to hold the budget work session on June 5th at 9:00am at the Tryon Depot.

XII. BOARD APPOINTMENT

Town Clerk Dale stated she had an application from Barbara Oklesen to join the Public Works Committee. Commissioner Lambakis moved to appoint Oklesen and the motion carried unanimously.

XIII. TOWN MANAGER REPORT

Fatland presented a resolution for support for the Saluda Grade Trail. The Town along with Conserving Carolina, PAL, Live Well, Saluda Grade Trail Conservancy, City of Landrum, NC State Parks and Spartanburg County are seeking to apply for a grant from the Appalachian Regional Commission to assist with the trail. Under this Memorandum of Understanding the Town would be responsible for the following:

- Plan and implement local trail access points, streetscape improvements, and trailside amenities within their respective jurisdictions

- Identify and pursue appropriate parking and connectivity solutions supporting trail access

- Support trail-related infrastructure improvements and pursue local matching funds and complementary investments

- Provide input regarding wayfinding, signage, and visitor experience to ensure consistency across the corridor

- Participate in project committees and coordinated decision-making activities

- Support unified cross state marketing, tourism promotion, and economic development initiative related to the trail

- Coordinate on long term stewardship and maintenance planning for trail assets located within their jurisdictions

- Assist with collection and reporting of project performance measures and economic impact data.

Fatland stated he hopes to be able to get the Trail from Landrum to Lockhart/McCowan so the citizen and school can utilize it to get downtown.

Commissioner Crowell moved to approve the resolution and the motion carried unanimously.

Fire Chief Connell stated that his ride a truck to school education program took place today. There were three individuals who due to excelling at reading throughout the school year were able to ride to school on the Fire truck. He stated one child in first grade read over 100 books. Dr. Mauldin, principal of Tryon Elementary, stated the program was a success and the teachers saw an uptick in the number of reading logs being turned in. Connell stated it was a great experience and fun for all involved. He hopes to make this an annual event.

XIV. COUNCIL/MAYOR REPORT

Commissioner Crowell stated he had assisted in getting Morris a “new blanket” to help with the rain. The arbor for the kiosk was installed and the kiosk should be up and running in 2-3 weeks.

Commissioner Lambakis thank Commissioner Crowell for the install work. As well as Lori Geddings and everyone involved in the Earth Day clean up. She commended the success of the Harmon Field Flea Market and thanked everyone for coming out.

Commissioner Morris thanks everyone for coming out and Chief Connell for his work with the school.

Mayor Pro Tem Crowe thanked Fatland and Dale for all of their work on the budget and getting things into shape. He also thanked Street Supervisor Chuck Sherbert for his work.

XV. CITIZEN COMMENTS AND RESPONSES

Nancy Lynn Miller Johnson: Concerns regarding sewer cap and smell at her home. She stated there was a smell at the sewer cap while someone from the Town did eventually come out, they have no maintained it. She is requesting someone from the Town come and look at the situation.

Anne Day: Inquired about the status of the fire hydrants. Fatland stated one had been installed this past week. She also asked about the ivy and leaves in the road on New Market.

Alan Casavant: Expressed concerns with economic development due to the Historic Preservation and felt it is hurting the Town from getting businesses. He also expressed concern regarding the police presence in Town. He Feels that businesses are being targeted and the cops are sitting at the entrances to Town.

XVI. CLOSED SESSION: PERSONNEL 143-318.11(a)(6)

Mayor Peoples entertained a motion to go into closed session. Commissioner Crowell so moved and the motion carried.

Commissioner Crowell moved to go into to open session and the motion carried unanimously.

Mayor Peoples entertained a motion to amend the employment contract for Jim Fatland, Town Manager. Commissioner Crowell so moved and the motion carried 3-1.

Mayor Peoples entertained a motion to adjourn. Commissioner Lambakis so moved and the motion carried.

Good evening, Mr. Mayor and Commissioners.

My neighbors and I want to bring to your attention a conflict that troubles us deeply.

We live in Braewick Estates, a small, long-established condominium community at 335 Melrose Avenue. The sale of one of our 14 units is pending. The buyer operates a Tryon-based business called At Home Next Door that says it provides “individualized in-home long-term mental health care management.” Homes may have live-in staff and accommodate one or two clients.

It is public policy and law in North Carolina that persons with disabilities, including emotional or mental disability, should have the opportunity to live in a normal residential environment. (GS 160D-907(a).) Family care homes serve this purpose, offering “support and supervisory personnel that (provide) room and board, personal care and habilitation services in a family environment for **not more than six resident persons** with disabilities.”

However, state law says a local government “may prohibit a family care home from being located within a one-half mile radius of an existing family care home.” The town of Tryon does make that prohibition in its zoning ordinance (SR 7.C.). Our community is less than one-half mile from **at least** two homes operated by At Home Next Door.

When drafting the state law, our legislature wanted to balance two interests, according to an analysis by the UNC School of Government.

One was promoting community integration/normalization for people with disabilities.

The other was addressing neighborhood concerns about **concentration of such homes** and allowing local governments to **prevent clustering**.

We think clustering is under way in Tryon. At Home Next Door’s website says: “Currently, we have several staffed houses in our immediate area, with more

to come as our community expands.” It adds: “If our residences are fully occupied, nearby apartments are available for rent.”

When I asked the real-estate broker for this business whether it would seek to purchase further units in our complex when they become available, she answered: Why not? We’ll buy them all.

The “why not” is expressed in your ordinance. While this business claims it operates outside the scope of state and local regulation, you are not bound to accept that as fact and allow clusters of unregulated mental health care homes to operate throughout Tryon. We think health and habilitation services provided professionally are always subject to regulation by competent state authorities for the well-being of patients and communities.

The At Home Next Door website also claims, “Our program experiences an excellent rapport with the local community ...” But no one from this program has reached out to us to explain how it intends to use the unit in our community or what its expansion plans are.

The website boasts: “By using individual houses and keeping a low-profile we have not encountered any objections.” Here we are. We say it does not foster excellent rapport for a business to seek a conflict with the local community or to evade the ordinances a town establishes for the protection of its residents.

Thank you. My neighbors have more to say.

Doug Clark

[REDACTED]

[REDACTED]

To Tryon Board of Commissioners:

My name is Lawrence Orłowski. I am a resident at Braewick Estates.

I have two requests of the Board of Commissioners this evening regarding the expansion of At Home Next Door ("At Home") in Tryon.

The company's website states that its "program is set up to forego state supervision or involvement, which is accomplished by limiting the number of residents to a maximum of two per household."

But the Board should not simply accept its claim that regulation is not required, especially given the serious nature of caring for those who face personal disabilities. Many questions immediately come to mind.

- What level of oversight does At Home provide?
- Is the staff licensed and how is it supervised?
- How does this program deal with noncompliant residents?
- Have there been complaints filed against it?

These are just some preliminary questions of concern to the community. Therefore, to address them, I am asking that the Board request the North Carolina Division of Health Services to review the operations of At Home in order to see whether it should be regulated.

Second, At Home's business model is based on the assumption that by limiting the number of residents to one it need not be regulated and therefore does not trigger the ½ mile distance prohibition under the North Carolina General Statutes and Tryon's Zoning Ordinance

So let's think about this. A regulated family care home with two or more residents can't be within ½ mile of another regulated family care home. But if a family care home has one person, then there is no limit to how many of these residences can be located within any residential ½ mile area of Tryon?

By the way, we believe there are already at least 3 in Tryon. If the unit under contract at Braewick is operated as an unregulated business that would push the number to 4. What would prevent At Home from operating 5, 6, 8 or many more of these homes within any residential ½ mile area of Tryon? And there is already a concentration of these homes, which was clearly a key concern of the legislators when drafting this statute.

We believe the current ordinance does apply to current At Home operations, but we are asking the Board to clarify the ordinance by plainly stating that it applies to care homes no matter how many residents they have.

Thank you.

Cultivating Creative Communities

LOURDES GUTIERREZ
TOWN OF TRYON



Horse Sculptures

Tryon has been recognized as one of the South's premier equestrian communities for more than a century. Tryon Riding & Hunt Club was founded in 1925 by Carter Brown, who developed hundreds of miles of riding trails and launched major events such as the Tryon Horse Show and Block House Steeplechase. Tryon hosted the US Olympic equestrian training in 1956 and continues the legacy with Foothills Equestrian Center, Harmon Field Equestrian arena and Tryon International Equestrian Center (where the 2018 FEI World Equestrian games were held).



Our Carolina Foothills put together the “Art of the Horse” fundraiser in 2016 to showcase local artists & promote the region. The horses were auctioned off and there are several throughout the County on public and private property.



Public Art

Tryon has also long been recognized as a vibrant arts community, with a public art scene that reflects its rich cultural heritage and its deep commitment to creativity. Anchored by a Fine Arts Center and Arts & Craft School. The Downtown houses 7 art galleries and 2 photography studios. They all showcase works from regional artists, helping make Tryon a thriving destination for public art in the Blue Ridge foothills.



Art Sculptures

4



Morris the Horse

Originally made by the Tryon Toy Makers in 1916 on wheels



Nina Simone Statue

Plaza dedicated in 2012
(Artist: Zenos Frudakis)



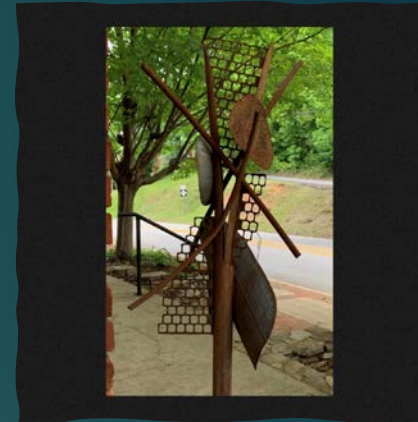
Fiberglass Painted Horse

"Art of the Horse" 2018
(Artist: Barbara Bordogna)



Little Morris

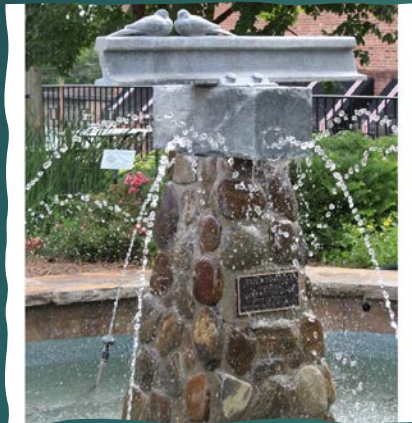
Artist: Joe Cooper (2011)



Town Hall Sculpture

Artist: Dan Millspaugh (2005)

Art Sculptures

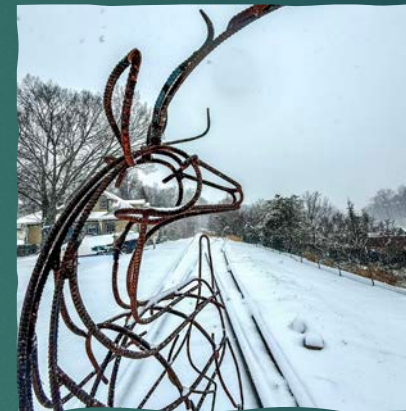


**Tails to Rails
Bird Sculpture**

Artist: Dave
Weiler (2017)



**Fiberglass
Painted Horse**
"Queen Bee" 2018
(Artist: Becky Collins)



Rebar Buck
Breakfast Club
from TACS 2026

Art at the Table

Advancing Community Dialogue
Through Creative Participation

Joining forces

- ▶ Invited artists to join TDDA's design committee.
- ▶ Will Bartcliff, Executive Director for Tryon Arts & Crafts School joined our design committee and is chairing the sub-committee for public art.
- ▶ Tryon Arts & Crafts School is located near Harmon Field (off the beaten path).
- ▶ Partnership has helped the Arts & Crafts School have a presence downtown.
- ▶ Partnership has allowed TDDA to access grant money to fulfill elements of our strategic work plan geared to artwork partnerships.
- ▶ Allowing both organizations to carry on with the mission of Tryon being an art town.

Article in the
Tryon Daily Bulletin
Announcing the
Class & partnership
With TDDA.



**Coming
Soon**

SHOWTIMES

Wednesday

7:00 p.m.

Thursday

2:30 & 7:00 p.m.

Friday

7:00 p.m.

Saturday

7:00 p.m.

Sunday

2:30 p.m.

Sign up for
our weekly
newsletter for
a sneak peek of
what's coming!

45 S. Trade St.
Tryon, NC
28782

828-859-6811

info@tryontheatre.com
tryontheatre.com



FORGING COMMUNITY: Teen blacksmithing project to create public art in Tryon

Staff Reports

TRYON—Tryon Arts & Crafts School is launching a six-week after-school blacksmithing course this fall that will give local teens the chance to learn traditional skills and create a permanent piece of public art downtown.

The free program, which begins November 6, is a partnership between TACS and the Tryon Downtown Development Association. Funding comes from a Mary F. Kessler grant through the Polk County Community Foundation.

Under the direction of master blacksmith Jordan Jackson of Night Owl Ironworks, participants will study techniques such as upsetting, tapering, punching, and riveting. While practicing on individual projects, the group will also collaborate on designing and forging a functional community bike rack.

The finished rack will be donated to the Town of Tryon and installed in a central location between the Nina Simone sculpture and the Morris the Horse statue. The site is near the planned Rails-to-Trails project, which will increase the rack's visibility and use.

"This project is a powerful example of how art and craftsmanship can directly enrich a community," said TACS Executive Director



A teenage blacksmithing student working at the TACS forge (Photo submitted)

Will Barclift. "It's about more than learning to work with metal. It's about empowering young people to see the tangible impact of their creativity and hard work. They are not just making a bike rack. They are leaving a lasting mark on their town."

The bike rack will include signage recognizing the students. TDDA's Design Committee is partnering on the project to enhance public

spaces downtown.

"We are so excited to see what these young artists create and how their work will beautify our downtown," said TDDA Executive Director Lourdes Gutierrez.

The course is open to teens from Polk County and Landrum who can attend all six sessions. Enrollment will be determined through a lottery, now open at tryonartsandcrafts.org.

Thank you

10

Cultivating Creative Communities
3/12/2026



Lourdes Gutierrez
Downtown Director, Town of Tryon



downtowndirector@tryonnc.gov



(828) 817-5523

**Tryon Tourism Development Authority
General Account
June 1, 2026**

Members Present: John Vining; Jennifer Matthews

Members Absent: Melanie Jackson; Bill Crowell; Maria Mason-Freeman; Steve Siler

Staff Present: Lourdes Gutierrez, TDDA Director; Dulcie Juenger, Secretary

A quorum was not present; the meeting was adjourned.

Harmon Field Board of Supervisors
May 5, 2026
Minutes

Chairman Watson called the meeting to order at 6:00 pm at Tryon Town Hall with 5 members present

Members Present Warren Watson- Chairman; Jessica Glasscock; Steve Sloan; Steve Nelon; Rick Covil –Secretary/Treasurer

Members Absent: None

Staff Present Jim Fatland, Town Manager; Brad Gordon, Park Superintendent; Dulcie Juenger, Customer Service

Agenda Adoption: Glasscock made a motion to amend the agenda to add Marie Cowgur to the agenda. Sloan seconded the motion. Motion was approved, all in favor.

Approve Minutes from April 7, 2026

Covil made a motion to approve the minutes. Sloan seconded the motion. Motion was approved, all in favor.

Approve the Financial Reports for March 2026

The Harmon Field Fund FY2025-2026 financial report for March 2026 was reviewed

As of March 31, 2026, Total Revenue was \$377,018.24 (98.13% of Budgeted Amount), Total Operating Expenditures were \$249,967.28 (65.99 % of Budgeted Amount), Total Capital Expenditures were \$6,512.42 (120.60 % of Budgeted Amount), Total Expenditures were \$256,479.70 (66.76 % of Budgeted Amount), and Ending (pre-audit) Fund Balance was \$215,606.54

Nelon made a motion to approve the financials as presented. Sloan seconded the motion. Motion was approved, all in favor

Manager Fatland has asked that members of the Board individually reach out to the Polk County Commissioners to offer words of encouragement and support regarding Harmon Field's request for \$45,000 in funding for fiscal year 2026/2027.

Tryon Riding and Hunt Club: Joanne Gibbs, President of TRHC, presented a donation project in honor of TRHC's centennial in 2025. The project would include a small garden area with a commemorative brick paver walkway, a life-size fiberglass horse, and a commemorative plaque. The plantings would complement the native landscape at Harmon Field. The time for the TRHC Centennial Park would be set for work to begin in late summer and completion in the fall. A dedication and a celebration open to the public would be scheduled for the opening. Watson wants to be sure the layout and location do not affect activities at the park. The board needs to see the layout plan and discuss the site location. TRHC is flexible with its timeline.

Schooling Discussion at Harmon Field: Marie Cowgur, a resident of Tryon representing the equestrian community, approached the Board for consideration of opening schooling days at Harmon Field. Discussion included the possibility of opening the equestrian facilities on certain days of the week or month for community members to school their horses for a fee. Additional ideas included offering a jump course one day per month for a higher fee.

It was discussed that horse manure removal would be the responsibility of the riders, and all participants would be required to provide proof of liability insurance and current Coggins documentation on file with the Town of Tryon.

Watson stated that any program would need to be cost-effective for the park and that maintenance needs would need to be evaluated. Watson also expressed support for utilizing the equestrian portion of the park in this manner. Additional discussion included implementing two-hour time slots, prohibiting lunging in the riding rings, determining whether trainers would be permitted to work with more than one student at a time, and limiting the number of riders allowed per day.

The Board agreed that keeping the program simple during an introductory phase would be beneficial.

Harmon Field Half Marathon Recap: Katheryn Gordon, Race Coordinator, presented highlights from the inaugural Harmon Field Half Marathon held on April 25, 2026. The event hosted 250 runners representing nine different states, including 123 participants in the Harmon Field Half Marathon and 127 participants in the Morris Fun Run. Gordon reported that the event was supported by 25 volunteers and noted there were a few minor growing pains associated with the first-year event.

Gordon expressed appreciation to the Tryon Police Department and the Polk County Sheriff's Office for their assistance with the event. She also stated that she plans to work with the North Carolina Department of Transportation regarding the possible closure of Harmon Field Road during future races to improve safety.

The event raised over \$9,000. through registrations, donations, and sponsorships. Gordon noted that several startup and one-time expenses incurred this year, including folding tables, coolers for water stops, a coffee maker, an awards pottery stamp, event parking signs, and directional signs, would not be recurring expenses for future events. She added that attendees were very impressed with the organization of the race, the finish-line festival atmosphere, and the awards presentation.

The Board thanked Gordon for her hard work and efforts in organizing the successful event.

Manager Fatland recommended that the funds raised from the event be placed into a restricted fund designated specifically for a future park amenity. Covil made a motion to place the funds into a restricted fund. Nelson seconded the motion. Motion was approved, all in favor

Dallara Foundation MOU/Proposed Amendment: Manager Fatland discussed the proposed amendment to the original Memorandum of Understanding (MOU) dated February 2018. Manager Fatland recommended increasing the annual payment from the Dallara Foundation to Harmon Field from \$3,000 to \$4,000.

Manager Fatland also requested that park staff and the Board of Supervisors compile a complete list of projects related to the Dallara Ball Field that remain incomplete to submit to the Dallara Foundation.

Nelson made a motion to approve the amended MOU with the annual payment increase to \$4,000, direct staff to complete a list of unfinished projects, request the Dallara Foundation provide Harmon Field BOS with an annual report, have the Town Attorney review the amended MOU, and resubmit it to the Dallara Foundation. Sloan seconded the motion. Motion passed by a vote of 4-1, with Sloan, Nelson, Watson, and Glasscock voting in favor and Covil voting against.

Harmon Field Superintendent Report: Superintendent Gordon reporting.

*Thank you to Chuck Sherbert, Zak Bennett and Brendan Sprouls for helping the Harmon Field staff get the park ready for the Harmon Field Half Marathon.

*Concession Stand: water has been turned back on, so the stand may be used for Harmon Field events- Superintendent Gordon recommends possibly renting the Concession Stand as a park amenity, with a daily rental to be rented with the concession stand picnic shed for those needing refrigeration

A motion was made by Nelson to discontinue renting the concession stand to restaurant vendors moving forward. Sloan seconded the motion.

*Park staff have been pressure washing, pruning, and painting

*Duke Energy, with Sumter Utilities, has relocated the electric poles that were along the riverbank

*Superintendent Gordon, with Mark Byington, will be looking at moving a short section of the existing walking path away from the riverbank. This area could become undermined due to erosion

*FEMA update: Superintendent Gordon and Town Clerk Emily Dale met with Carlos, Maria from Rostan Consulting, and Natalie FROM NC Emergency Management. Harmon Field has until September 2026 for the project 428 extension, and everything must be submitted. Carlos will have everything together, so when FEMA asks, he can respond accordingly.

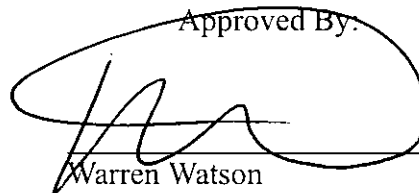
The meeting was adjourned at 8:09

-Submitted By:



Rick Covil
Secretary/Treasurer

Approved By:



Warren Watson
Chairman

Tryon Parks Committee Minutes April 14, 2026

The Tryon Parks Committee met on April 14, 2026, at Town Hall. The meeting was called to order at 4:00 PM by Greg Miner, Chairman. Committee members present were Vard Henry, Suzie Hayes, Susie Hursey, and Wayne Albert.

Mark Byington was scheduled to attend and present his plan for Rogers Park but did not attend. Greg will contact him and ask him to send pictures of his plan via e-mail. Until we can get the project going, Greg Miner made the following motion, which was seconded by Vard Henry and approved unanimously:

"The Parks Committee requests that at Rogers Park, no cutting or clearing of any existing vegetation be done other than by Town employees, and only for general maintenance. The concerned space is from the West Howard Street sidewalk down to the amphitheater area". Greg will present the motion to Jim Fatland.

The minutes of the 2/10/26 meeting were approved unanimously. There was one error- the reported workday at Bryan Park did not occur. Instead, there will be a "walk the neighborhood" at Eastside beginning at the Rosalind Community Center on April 18th. to make a list of what needs to be done.

General:

Workdays at Woodland Park were scheduled for April 16th and April 30th.

The Congregational Church has expressed interest in helping on workdays in the parks.

The Polk County Appearance Grants begin on July 1, 2026. On our list of projects that need to be done are:

Replace the rotten trellis at the Park on Trade. Vard Henry will contact Jim Fatland about the Town paying for it.

Replace the rotting walking bridge at Woodland Park, which is a safety issue.

Make the boulder area at Woodland Park, next to the IGA parking lot, more visually appealing. Currently the edging of fallen trees has rotted and does not serve its original purpose of keeping delivery trucks off the grass. Greg will ask Karen Bird to make suggestions- possibly more boulders? Will Henson give us wholesale pricing?

Place a "Indian Tree Marker" sign at Vaughn Creek to indicate where the tree originally stood.

Kudzu and invasive growth removal.

Of the above projects, the repair of the walking bridge was rated #1 in importance, and the edging along the IGA parking lot was rated #2.

Susie Hursey volunteered to write the grant proposal when we decide.

Greg Miner suggested that we schedule workdays two times a week. (Two times a month.)

Parks Reports:

Bryan Park- Greg Miner reported that Wayne Albert downed the last tree snag.

The 5 newly planted trees need to be watered on a regular basis.

A lot of trash has been thrown down the hill.

Depot Garden Park- No report. Greene

Corner Park- No report.

Lanier Park- undeveloped park of the future- No report.

Park on Trade- Vard Henry- the trellis needs replacing. (See above under grants).

Rogers Park- See paragraph 2 above.

Rotary Clock Tower Plaza & John Cowan Memorial Park- No report. Tryon Cemetery- no report.

Vaughn Creek- Chuck Sherbert, street maintenance supervisor, obtained a sample of a non-toxic paint remover to try on the graffiti.

John Vining will speak to the town administration about moving the newly installed grill closer to the picnic table.

Woodland Park- Suzie Hayes reported on the amount of trash in the park behind Nana's Kitchen and Sunnydale. Greg Miner distributed a document detailing the Town's trash ordinance (attached).

He will ask Jim Fatland to enforce it.

Susie Hursey and Wayne Albert reported on the plantings and the trails within the park. General maintenance and removing dead and fallen trees need to be done, and there is a lot of poison ivy along the trails.

Ziglar Field- the field burn occurred in February.

The All-Star Baseball sign has been approved by **Dr. Fox and Dr. Carson** from the Eastside community and has been ordered.

Conserving Carolina has added the stream bed restoration to a larger grant, and they will be in charge of the project. It will be a 3-year project.

Our next meeting will be on June 9th.

There being no further business, the meeting was adjourned at 5:20. Attachment:
Town of Tryon Garbage Ordinance

Respectfully submitted,
Susie Hursey, Secretary

HOLDING

NAME	YEARS	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
12, SIRENS LLC	2025	22.29	22.74	22.91	23.09	113.11	113.96	114.82
486, SOUTH TRADE VENTURES LLC	2025	1,308.68	1334.85	1344.86	1354.95	1365.11	1375.35	1385.66
A MACCHERONE, LLC	2016	378.63	380.77	381.26	383.43	385.62	387.83	390.05
	2024-							
ARNDT, BRITTAIN	2025	38.57	39.07	39.25	39.53	39.82	40.11	40.4
	2024-							
BARRIER, BOBBY	2025	673.02	680.07	682.76	687.87	659.87	664.82	669.81
BROOKS TAVERN OF TRYON LLC	2025	112.00	114.25	115.11	115.97	116.84	117.71	118.59
BURNS, LOUIS NATHANIAL	2025	82.24	83.88	84.51	85.14	85.77	86.42	87.07
	2019-							
CAFÉ LA GAULE	2024	126.22	127.08	127.27	128.14	129.04	129.94	130.84
CANNADY, ELSIE HEIRS	2025	102.07	104.11	104.89	105.67	106.46	107.26	108.07
COMPASS GROUP USA, INC	2025	28.41	28.98	29.19	29.41	29.63	29.85	30.07
COONS, KATHRYN	2025	65.31	66.62	67.12	67.63	68.14	68.65	69.16
	2024-							
COOPER, ELSIE D'ARBANVILLE, PATRICIA	2025	454	459.75	461.94	465.4	468.88	427.41	475.96
	2025	1,363.38	1390.64	1401.07	1411.58	10.59	10.67	10.75
DAYSTAR ENTERPRISES	2019	236.14	237.69	238.21	239.77	241.35	242.95	244.56
DE, LA OSA ALBERTINA	2025	1552.18	1583.22	11.88	11.97	12.06	12.05	12.24
	2020-							
EHG APPRAISAL	2022	36.64	36.89	36.95	37.2	37.45	37.7	37.95

FOOTHILLS	2022-							
GYMNASTIC ACADEMY	2023	80.24	80.82	81.03	81.63	82.23	82.83	83.43
FREDRICKS DESIGN								
STUDIO	2025	9.51	9.69	9.77	9.85	9.93	10.01	10.09
GARDEN GATE								
PROPERTIES LLC	2025	4078.42	4159.99	4191.19	4222.63	4254.3	4286.21	4318.36
GE CAPITAL	2018	74.68	75.14	75.26	75.72	76.18	76.64	77.1
GLENN, MATTIE	2025	29.5	30.09	30.31	30.53	30.75	30.99	31.23
GRAFF, MICHAEL	2025	2,583.94	2635.62	2655.39	2675.31	2695.38	2715.6	2735.97
	2016-							
GREENIDGE, IRENE	2017	301.92	303.66	304.08	305.85	307.69	309.43	311.25
HARTWICK, GARY	2025	1267.94	1293.3	1303	1312.77	1322.61	1332.53	1342.52
HTHC., LLC	2017	176.53	177.65	177.93	179.05	180.17	181.31	182.45
JACKSON, MARY	2025	68.68	70.05	70.57	71.09	71.61	72.15	72.69
JAMEELA, LLC	2025	55.29	56.4	56.82	57.24	57.67	58.1	58.54
KING HOME SERVICES								
24 LLC	2025	522.75	533.2	537.2	541.23	545.29	549.38	553.5
LA BOUTEILLE	2017-	20.84	20.97	21.01	21.14	21.27	21.4	21.53
LUBIN, EDWARD	2025	5.38	5.49	5.53	5.57	5.61	5.65	5.69
MELROSE INN	2018	127.21	127.98	128.24	129.03	129.84	130.65	131.46
MILLER, COREY	2025	573.28	584.75	589.14	156.11	56.53	56.95	57.38
NANA'S KITCHEN	2025	26.58	27.11	27.31	27.51	27.72	27.93	28.14
NEW, TESTAMENT	2023-							
CHURCH OF GOD	2025	259.56	262.34	263.4	265.39	267.39	269.4	271.42
OVERHOLT BRICK &								
BLOCK	2025	29.34	29.93	30.15	30.37	30.59	30.81	31.04
	2018-							
OZONE WATER	2019	19.98	20.09	20.09	20.2	20.2	20.42	20.53
	2022-							
PENELOPE, PADGETT	2023	29.99	30.2	30.28	30.49	30.7	30.91	31.12
	2016-							
POLK COUNTY	2025							689.55
	2024-							
PROPERTY LINE LLC	2025	3487.85	3535.19	57.41	46.84	47.19	47.54	47.9

PURE SKIN ESTHETICS	2025	21.98	22.41	22.57	22.73	22.89	23.05	23.22
SHEAR MAGIC	2025	16.57	16.9	17.02	17.14	17.26	17.38	17.5
STYLES ON NORTH TRADE	2020- 2021	47.67	47.99	48.09	48.42	48.75	49.08	49.41
THOUSAND PINES CO	2025	5.32	5.42	5.45	5.48	5.51	5.54	5.57
TEVIS, TROY	2023- 2019- 2021	6.69	6.74	6.84	6.89	6.94	6.99	7.04
TOWN OF TRYON TRYON POINT ORTHODONTIC	2016 2021-	4622.74	4651.68	4660.77	4689.97	4719.4	4749.01	4666.71
TRYON LOGISTICS	2025	354.26	356.28	356.74	358.77	360.81	362.87	364.94
TRYON NEWSMEDIA LLC	2025	163.95	165.39	165.86	167.01	168.17	169.33	170.49
US BANK NATIONAL ASSOCIATION	2025	3195.71	3259.62	3284.07	47.04	22.76	22.94	23.12
WILLIAMS, ELLA	2025	152.19	155.24	156.39	157.56	158.74	159.93	161.12
WORLAND, NANCY	2025	59.32	60.5	60.96	61.42	61.88	62.34	62.81
	2025	1300.99	1327.01	1336.96	1346.99	1357.09	30.31	30.54
		30,356.58	30835.45	25936.01	22411.72	21090.79	19858.29	20621.36

FORECLOSURE

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
ALDRIDGE, DWANDA	2021-2024	595.62	601.02	603.03	607.41	611.88	616.35	620.82
AUSTIN, DALE DEE DEE INVESTMENTS LLC	2015-2025	170.13	171.35	171.73	172.82	173.92	175.03	154.31
FRINK, ARCHIE, EST	2024-2025	2132.66	2171.04	2183.42	2199.8	2216.3	2232.93	2048.18
GARY, MARIAH	2015-2025	582.5	586.82	588.27	592.2	596.16	600.16	604.18
GNH enterprises LLC GOSNELL, JUNIOR	2023-2025	2226.91	2252.17	2261.77	2278.74	2295.83	1745.49	1758.57
HEYWOOD, HANNON	2023-2025	1362.08	1374.95	1379.81	1390.16	1400.58	1411.09	1421.66
JOHNSON, ROMNEY	2025	508.95	513.22	514.81	518.66	522.55	526.48	530.43
TRAKAS, NICHOLAS TWITTY, MARY /THERESE	2022-2025	1980.89	2001.67	2010.91	2025.75	2040.69	2055.75	2070.92
WADDELL, VIOLA	2015-2025	326.6	329.04	329.86	332.06	334.28	336.5	338.75
WINGO, WILLIE LEWIS	2024-2025	5182.83	5254.95	5282.49	5322.11	5362.02	5402.23	5331.49
	2025	640.64	649.57	652.97	657.87	662.81	667.78	672.78
	2015-2025	415.35	418.49	419.52	422.29	425.12	427.97	430.84
	2023-2025	1123.69	1139.61	1146.13	1154.73	1113.02	1070.99	1079.02
		17248.85	17463.9	17544.72	17674.6	17755.16	17268.75	17061.95

CUSTOMER**PAYING**

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
188 GRADY AVE LLC	2025	21.94	22.38	22.55	22.72	22.89	23.06	23.23
	2023-							
FORNEY, MICHAEL	2025	793.04	803.01	806.98	813.03	819.13	449.47	452.84
GLENN, DORRIS E	2023-							
HEIRS	2025	892.03	902.67	906.86	913.67	870.15	876.68	782.51
GOSNELL, MARJORIE S	2023-							
ESTATE	2024	1147.09	1163.5	1169.77	1178.54	1187.38	697.86	662.67
HENDERSON, MARY	2024-							
ANN HEIRS	2025	932.21	924.14	707.91	713.22	624.73	629.41	122.02
JOHNSON, WILLIAM ET	2022-							
NANCY JOHNSON	2025	814.95	826.77	831.32	837.55	843.83	388.73	192.33
STEVENS, ASHLEY	2025	2,047.29	2087.44	2103.58	2119.35	1984.12	1847.88	1861.74
	2024-							
SUBER, CLARA	2025	429.57	435.58	439.07	442.37	244.19	145.27	106.06
WHITESIDE, EDNEY	2025	401.70	409.74	362.44	365.16	196.62	157.79	50.38
		9157	9193.16	8883.12	8949.74	8278.21	5216.15	4253.78

GARNISHMENT

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
CUNNINGHAM,								
LORENA C/O ANGELA	2024-							
WILLIAMS	2025	476.11	485.6	489.28	492.95	496.64	500.36	131.32
LITTLE, JAMES HENRY	2020-							
JR	2025	107.07	107.98	108.3	109.08	109.87	110.66	27.91
YOUNG, KEITH	2025	851.50	768.53	674.29	679.35	563.54	567.77	517.02
		1,434.68	1362.11	1271.87	1281.38	1170.05	1178.79	676.25

DEBT SET OFF		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
CARSON, LIONEL	2025	281.45	287.08	289.23	291.4	293.59	295.79	298.01
CHIMALPOPOCA, JOSE	2025	866.18	883.51	890.13	896.81	903.54	910.31	674.5
DURHAM, HOMER	2025	160.44	163.65	164.88	166.12	167.36	168.62	169.89
	2016-							
HYDER, WILLIAM	2022	596.63	600.44	601.6	605.47	609.37	613.31	617.27
LITTLEJOHN, ANN	2022-	1,524.81	1539.6	1545.16	1556.57	1568.08	1579.67	1438.29
	2024-							
MATHEWS, JAMES	2025	892.78	909.47	916.99	923.87	930.8	937.79	944.82
MCDOWELL, THEODORE Jeanal mcdowell	2021-							
	2025	1,572.27	1585.28	1590.24	1601.97	1613.8	1625.72	1410.56
MCENTIRE, CAROLE	2025	788.89	804.67	810.71	816.79	822.92	829.1	835.31
PARKER, MARY	2025	3,109.33	3171.51	3195.29	3219.26	3243.4	3267.73	3292.24
PENA, DAVID	2025	1,300.10	1326.1	1336.04	1346.06	1356.15	1366.33	1376.58
TWITTY, JOSHUA	2025	101.15	103.16	103.94	104.73	105.52	106.31	107.11
		11,194.03	11374.47	11444.21	11529.05	11614.53	11700.68	11164.58
	Totals	75,016.13	76,005.70	70,975.77	67,787.05	64,602.97	55,222.66	53,777.92

TOWN OF TRYON								
UNPAID TAX BALANCES								
	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025
2016	3,010.60	2,794.92	2,613.04	2,625.83	2,638.70	2,651.72	2,664.83	2,678.02
2017	2,289.10	2,081.49	1,907.71	1,917.15	1,926.65	1,936.27	1,945.95	1,955.72
2018	1,588.66	1,369.99	1,189.10	1,196.49	1,203.95	1,211.47	1,219.03	1,226.63
2019	1,827.79	1,626.14	1,457.48	1,467.09	1,476.79	1,486.58	1,496.43	1,506.33
2020	1,156.11	955.21	789.51	794.92	800.38	805.87	811.40	816.97
2021	1,187.81	1,014.91	871.63	867.25	873.06	878.90	884.79	890.72
2022	3,749.23	3,543.17	2,726.25	2,583.28	2,540.95	2,200.20	2,215.57	2,049.02
2023	13,399.92	10,908.56	7,476.08	7,208.11	6,329.71	5,573.64	5,315.36	4,777.33
2024	33,923.01	25,393.11	24,234.74	21,400.63	20,828.39	19,172.40	19,268.60	18,470.48
2025			1,401,838.12	680,562.84	666,037.05	629,134.80	576,455.21	307,461.43
TOTAL	64,607.07	49,687.50	1,445,103.66	720,623.59	704,655.63	665,051.85	612,277.17	341,832.65
	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026			
2016	2,681.74	2,695.07	2,695.07	2,708.51	2,722.04			
2017	1,957.99	1,967.82	1,967.82	1,977.73	1,987.68			
2018	1,229.26	1,236.98	1,236.98	1,244.76	1,252.59			
2019	1,509.73	1,519.76	1,519.76	1,529.86	1,540.05			
2020	818.70	824.30	824.30	829.96	835.67			
2021	893.19	621.87	621.87	626.15	630.43			
2022	2,055.65	1,568.58	1,568.58	1,579.58	1,590.64			
2023	4,641.86	4,032.64	3,982.64	3,999.02	4,029.01			
2024	16,436.77	12,622.87	12,216.17	10,774.11	8,500.09			
2025	102,761.32	58,793.46	43,318.21	35,381.65	30,837.20			
TOTAL	134,986.21	85,883.35	69,951.40	60,651.33	53,925.40			

**TOWN OF TRYON
FINANCIAL SUMMARY REPORT
FOR MONTH ENDING May , 2026**

GENERAL FUND

<i>REVENUES</i>	5/31/2026		UNCOLLECTED TO	YTD %
	7/1/25-6/30/26	COLLECTED TO		
	BUDGET	DATE	DATE	COLLECTED
Property Tax Revenue--Current	\$ 1,285,592	\$ 1,263,527	\$ 22,065	98.28%
Property Tax Revenue--first prior	5,000	14,351	\$ (9,351)	287.02%
Property Tax Rev--next 8 yrs	5,000	7,772	\$ (2,772)	155.45%
Property Tax Discts	(10,000)	(14,823)	\$ 4,823	148.23%
MV Tax Revenue--Current	90,000	92,192	\$ (2,192)	102.44%
Tax Interest	1,000	310	\$ 690	30.98%
Local Option S.Tax Rev--Art 39	215,000	184,464	\$ 30,536	85.80%
Local Option S.Tax Rev--Art 40	150,000	117,954	\$ 32,046	78.64%
Local Option S.Tax Rev--Art 42	105,000	92,093	\$ 12,907	87.71%
Local Option S.Tax Rev--Art 44	75,000	60,814	\$ 14,186	81.08%
City Hold Harmless	160,000	120,686	\$ 39,314	75.43%
Beer, Wine Tax	6,100	6,161	\$ (61)	101.00%
Utility Franchise Tax	140,000	110,237	\$ 29,763	78.74%
COLLECTIONS CLEARING	-	(9)	\$ 9	0.00%
INTERFUND TRANSFER-TOURISM	21,000	21,000	\$ -	100.00%
Rents	14,000	8,776	\$ 5,224	62.69%
Transfer In Police Pension Trust Fund	18,071	-	\$ 18,071	0.00%
Other Revenue	14,500	15,213	\$ (713)	104.92%
Investment Earnings	82,100	103,218	\$ (21,118)	125.72%
Local Contributions		350	\$ (350)	0.00%
Appropriation from Fund Balance	30,000	-		
Controlled Substance Tax	-	291	\$ (291)	0.00%
Accident Reports	-	173	\$ (173)	0.00%
Civil Citation Penalties	-	25	\$ (25)	0.00%
Police Court Fees	-	225	\$ (225)	0.00%
OTHER REVENUE - POLICE	-	450	\$ (450)	0.00%
Zoning Permits	5,000	9,500	\$ (4,500)	190.00%
	<u>\$ 2,412,363</u>	<u>\$ 2,214,950</u>	<u>\$ 167,413</u>	<u>91.82%</u>

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26		ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
	BUDGET	SPENT TO DATE			
GOVERNING BODY	\$ 63,800	\$ 55,482	\$ -	\$ 8,318	86.96%
ADMINISTRATION	794,983	608,414	32,317	\$ 154,251	80.60%
POLICE	885,818	796,779	4,261	\$ 84,778	90.43%
STREET	605,239	559,752	4,690	\$ 40,796	93.26%
PARKS & CEMETERY	14,500	1,748	-	\$ 12,752	12.06%
PLANNING/ZONING	-	-	-	\$ -	0.00%
DEBT	28,023	23,352	-	\$ 4,671	83.33%
TRANSFER OUT	20,000	-	-	\$ 20,000	0.00%
	<u>\$ 2,412,363</u>	<u>\$ 2,045,529</u>	<u>\$ 41,269</u>	<u>\$ 325,565</u>	<u>86.50%</u>
NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 169,420			

POLICE PENSION FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Investment Earnings	\$ 1,200		\$ 1,200	
APPROPRIATION FROM FUND				
BALANCE	\$ 16,871		\$ 16,871	0.00%
	\$ 18,071	\$ -	\$ 18,071	0.00%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
TRANSFER OUT	\$ 18,071		\$ -	\$ 18,071	0.00%
	\$ 18,071	\$ -		\$ 18,071	0.00%

<i>NET REVENUE LESS EXPENDITURES (DEFICIT)</i>	\$ -				
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POWELL BILL FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
POWELL BILL ALLOCATION	\$ 80,000	\$ 81,499	\$ (1,499)	101.87%
INVESTMENT EARNINGS	-	53	(53)	0.00%
	\$ 80,000	\$ 81,552	\$ (1,552)	101.94%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
OPERATING EXPENSES	\$ 80,000	\$ 79,545	\$ -	\$ 455	99.43%
				-	0.00%
	\$ 80,000	\$ 79,545		\$ 455	99.43%

<i>NET REVENUE LESS EXPENDITURES (DEFICIT)</i>	\$ 2,007				
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**used to pave School St.

FIRE FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Property Tax Revenue, Current	\$ 270,000	\$ 305,871	\$ (35,871)	113.29%
Property Tax Revenue, First prior	1,000	3,516	(2,516)	351.60%
Prop Tax Revenue, Next 8 yrs	1,000	2,492	(1,492)	249.24%
Property Tax Discounts	(2,700)	(3,597)	897	133.21%
MV Tax Revenue, Current yr	29,000	31,309	(2,309)	107.96%
Township Tax Revenue, Current	485,000	520,387	(35,387)	107.30%
Township Tax Rev, Prior yrs	46,000	54,723	(8,723)	118.96%
Tax Interest	150	71	79	47.23%
Lake Lanier Tax Revenue	140,000	89,250	50,750	63.75%
Office State Fire Marshal Grant	50,000	50,000	-	100.00%
Mics. Revenue (Parade Fund)	5,735	5,735	0	99.99%
Other Revenue	-	1,170	(1,170)	0.00%
Investment Earnings	100	76	24	76.16%
Local Contributions	-	4,824	(4,824)	0.00%
Appropriation from Fund Balance	42,000	-	42,000	0.00%
	\$ 1,067,285	\$ 1,065,827	\$ 1,458	99.86%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	\$ 931,975	\$ 785,009	\$ 8,236	\$ 138,730	85.11%
CAPITAL EQUIPMENT	\$ 32,810	\$ 32,810	-	-	100.00%
DEBT	102,500	82,958	-	19,542	80.93%
Transfer Out	-	3,528	-	-	-
	\$ 1,067,285	\$ 904,305	\$ -	\$ 158,271	84.73%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 161,523			

HARMON FIELD FUND

<i>REVENUES</i>	7/1/25-6/30/26	COLLECTED TO		UNCOLLECTED TO	YTD COLLECTED
	BUDGET	DATE	DATE	DATE	%
MV Tax Revenue, Current yr	\$ 17,000	\$ 16,623		\$ 377	97.78%
Township Tax Revenue, Current	254,500	267,965		(13,465)	105.29%
Township Tax Revenue, Prior yrs	2,500	25,370		(22,870)	1014.80%
Polk Cty Grant, HF	45,000	45,000		-	100.00%
Harmon Field Rental	-	385		(385)	0.00%
Harmon Field Usage	-	5,070		(5,070)	0.00%
Horse Show Fees	-	1,570		(1,570)	0.00%
Misc Revenue	-	1,295		(1,295)	0.00%
Investment Earnings	840	869		(29)	103.51%
Harry Dallara Contribution	-	12,500		(12,500)	0.00%
Harmon Half	-	21,071		(21,071)	0.00%
Recreation Donations	-	3,850		(3,850)	0.00%
Appropriation from Fund Balance	64,367	-		64,367	0.00%
	\$ 384,207	\$ 401,568		\$ (17,361)	104.52%

*Donations are for benches at HF

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26	SPENT TO DATE		ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
	BUDGET	DATE	DATE	DATE	DATE	%
PERSONNEL & OPERATING EXPENSES	\$ 355,685	\$ 270,553	\$ 1,750	\$ 83,382	76.56%	
DEBT	5,400	5,367		33	99.39%	
HORSE SHOWS	23,122	32,653	1,179	(10,710)	146.32%	
CAPITAL OUTLAY	-	2,504		(2,504)	0.00%	
CAPITAL EQUIPMENT	-	-		-	0.00%	
	\$ 384,207	\$ 311,076	\$ 2,929	\$ 70,202	81.73%	
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 90,492				

TOURISM FUND

<i>REVENUES</i>	7/1/25-6/30/26	COLLECTED TO		UNCOLLECTED TO	YTD COLLECTED
	BUDGET	DATE	DATE	DATE	%
OCCUPANCY TAXES	\$ 20,000	\$ 17,859		\$ 2,141	89.30%
APPROPRIATION FROM FUND BALANCE	26,000	-		26,000	0.00%
	\$ 46,000	\$ 17,859		\$ 28,141	38.82%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26	SPENT TO DATE		ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
	BUDGET	DATE	DATE	DATE	DATE	%
PERSONNEL & OPERATING EXPENSES	\$ 25,000	\$ 21,862	\$ -	\$ 3,138	87.45%	
REPAYMENT TO GF	\$ 21,000	\$ 21,000				
CAPITAL OUTLAY					0.00%	
	\$ 46,000	\$ 42,862		\$ 3,138	93.18%	
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ (25,003)				

WATER/SEWER FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Utility Penalties, NSF Charges	\$ 20,000	\$ 19,505	\$ 495	97.53%
INTERFUND Rev, W/S Firemen	5,000	5,000	-	100.00%
Water Charges	1,490,000	1,347,172	142,828	90.41%
Water Tap, Connect Fees	2,000	6,025	(4,025)	301.25%
Reconnect Fees	4,000	6,180	(2,180)	154.50%
INTERFUND Firemen	5,000	5,000	-	100.00%
Sewer Charges	600,000	561,115	38,885	93.52%
Sewer Tap, Connect Fees	1,000	-	1,000	0.00%
Collections Clearing (Insurance \$ for WWTP)		14,723	(14,723)	0.00%
Transfer In	93,689	93,689		
Appropriation from Fund Balance	238,600	-	238,600	0.00%
	\$ 2,459,289	\$ 2,058,409	\$ 400,880	83.70%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
DISTRIBUTION	\$ 552,232	\$ 523,577	\$ 24,922	\$ 3,734	99.32%
WATER PLANT	839,425	600,192	146,239	92,994	88.92%
SEWER PLANT	573,515	505,951	13,187	54,377	90.52%
COLLECTIONS	259,755	224,304	2,989	32,462	87.50%
AUTOMATED METER FEES				-	0.00%
DEBT	234,362	174,172		60,190	74.32%
TRANSFER OUT	-	-		-	0.00%
CONTRIBUTION TO FUND BALANCE	-	-		-	0.00%
.	\$ 2,459,289	\$ 2,028,195	\$ 187,336	\$ 243,758	90.09%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 30,215		
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WATER METER FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
AUTOMATED METER FEES	45,500	40,755	4,745	89.57%
INVESTMENT EARNINGS	4,500	4,283	217	95.18%
APPROPRIATION FROM FUND BALANCE	-	-	-	0.00%
	\$ 50,000	\$ 45,038	\$ 4,962	90.08%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
AUTOMATED METER FEES	50,000	33,544	3,192	13,264	73.47%
.	\$ 50,000	\$ 33,544	\$	\$ 13,264	67.09%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 11,494		
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BRAEWICK SEWER REHAB PROJECT

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
ARP AMERICAN RESCUE PLAN GRANT	1,643,397	2,923,302	(1,279,905)	177.88%
STATE REVOLVING LOAN PROCEEDS	1,612,355	10,000	1,602,355	0.62%
LOCAL FUNDS (W/S)	20,000	-	20,000	0.00%
	\$ 3,275,752	\$ 2,933,302	\$ 342,450	89.55%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION REHAB	3,064,468	2,352,337		712,131	76.76%
PROF. SERVICES, ENGINEERING	191,284	316,077		(124,793)	165.24%
LOAN CLOSING FEES	20,000	32,247		(12,247)	161.24%
.	\$ 3,275,752	\$ 2,700,660		\$ 575,092	82.44%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 232,642			
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WATER MAPPING PROJECT

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
ARPA AMERICAN RESCUE PLAN GRANT	254,500	236,405	18,095	92.89%
	\$ 254,500	\$ 236,405	\$ 18,095	92.89%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING	254,500	88,180		166,320	34.65%
.	\$ 254,500	\$ 88,180		\$ 166,320	34.65%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 148,225			
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SEWER MAPPING PROJECT

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %	
ARPA AMERICAN RESCUE GRANT	261,500	242,900	18,600	92.89%	
	\$ 261,500	\$ 242,900	\$ 18,600	92.89%	
<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING	261,500	100,530		160,970	38.44%
	\$ 261,500	\$ 100,530		\$ 160,970	38.44%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 142,370			

SANITATION FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %	
SANITATION CHARGES	\$ 316,000	\$ 290,219	\$ 25,781	91.84%	
OTHER REVENUES	450	1,154	(704)	256.41%	
SOLID WASTE	600	929	(329)	154.91%	
APPROPRIATION FROM FUND					
BALANCE	-		-	0.00%	
	\$ 317,050	\$ 292,302	\$ 24,748	92.19%	
<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING					
EXPENSES	\$ 304,169	\$ 257,144	\$ 2,402	\$ 44,622	85.33%
DEBT	12,881	12,853		28	99.78%
Debt-GAAP Offset					
CONTRIBUTION TO FUND BALANCE				-	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 269,997	\$ 2,402	\$ 44,650	85.92%
		\$ 22,305			

CULTURAL & RECREATION FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Transfer In	\$ 5,000	\$ -	\$ 5,000	0.00%
Local Contributions, Grants	\$ 15,300	\$ 14,330	\$ 970	93.66%
Rogers Park Donations	\$ 4,500	\$ 3,200	\$ 1,300	71.11%
Morris Donations	\$ -	\$ 650	\$ (650)	0.00%
Appropriation from Fund Balance	\$ 10,000	\$ -	\$ 10,000	0.00%
	\$ 34,800	\$ 18,180	\$ 16,620	52.24%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
CONTRACTED SERVICES	\$ 1,000	857	\$ -	\$ 143	85.67%
SPECIAL EVENT EXPENSES	\$ 7,600	6695	\$ -	\$ 905	88.10%
CAPITAL OUTLAY	\$ 24,200	\$ 7,152	\$ 7,152	\$ 9,896	59.11%
CAPITAL EQUIPMENT	2,000	-	-	2,000	0.00%
	\$ 34,800	\$ 14,704	\$ 7,152	\$ 12,944	62.81%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ 3,476			
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CEMETERY

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Local Contributions, Grants	\$ 8,800	\$ -	\$ -	-
APPROPRIATION OF FUND BALANCE	\$ 15,000	\$ -	\$ 15,000	0.00%
	\$ 23,800	\$ -	\$ 15,000	0.00%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES	UNSPENT TO DATE	YTD SPENT %
SUPPLIES/MATERIALS	\$ 5,000	2212	-	-	-
CONTRACTED SERVICES	18,800	14,175	1,099	3,526	81.24%
	\$ 23,800	\$ 16,387	\$ -	\$ 3,526	68.85%

NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ (16,387)			
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	<u>7/1/25-6/30/26</u>
	BUDGET
GENERAL FUND	\$ 2,412,363
POLICE PENSION FUND	\$ 18,071
CULTURE & RECREATION	\$ 34,800
POWELL BILL FUND	\$ 80,000
TOURISM DEVELOPMENT FUND	\$ 46,000
SANITATION FUND	\$ 317,050
WATER & SEWER FUND	\$ 2,230,600
WATER METER FUND	\$ 50,000
FIRE DEPARTMENT FUND	\$ 1,067,285
HARMON FIELD FUND	\$ 384,207
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	\$ 6,640,376
BRAEWICK SEWER REHAB PROJECT	\$ 3,275,752
WATER MAPPING PROJECT	\$ 254,500
SEWER MAPPING PROJECT	\$ 261,500
SPECIAL PROJECT FUNDS	<hr/>
	\$ 3,791,752

TOWN OF TRYON
 GRANT STATUS REPORT
 JANUARY 01, 2023 THRU MAY 31,
 2026

PROJECT	FUND	FUND NUMBER	GRANT NUMBER	GRANT AMOUNT	LOCAL SHARE	GRANTOR	STATUS
Braewick Sewer Rehab Project	Water & Sewer	62	DWI: CS37620-02	\$2,643,397	\$612,355	NCDENR SRF AND ARP	AWARDED
			VUR-W-ARP-0012 CFDA: SRF 66-458/ARP 21.027			LOCAL SHARE: SRF LOAN 20-YEARS 0.18%	AWARDED-PENDING LGC LOAN APPROVAL SEPT 2004 MEETING
Asset Inventory Water System Mapping	Water & Sewer	65	VUR-AIA-D-ARP-0004 WR# 08190801.01	\$254,500	\$0	NCDENR SRF	AWARDED
Asset Inventory Sewer System Mapping	Water & Sewer	66	VUR-AIA-W-ARP-0008 WR# 08190800.01	\$261,500	\$0	NCDENR SRF	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$25,000	\$25,000	POLK COUNTY COMMUNITY FOUNDATION	AWARDED 9/29/23
Open Air Gym Improvements	Harmon Field	25		\$2,000		TRYON ROTARY CLUB	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$30,000		TOWN OF TRYON	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$2,500		DELARRA FOUNDATION	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$1,000		DUKE ENERGY FOUNDATION	AWARDED
Fire Department Air Packs/Cascade System	Fire Dept	20		\$252,350	\$12,618	FEMA	AWARDED
Markham/Grady Ave Sewer Rehab	Water & Sewer	61		\$646,000	\$0	STATE OF NORTH CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23
Hidden Hill Sewer Rehab	Water & Sewer	61		\$775,000	\$0	STATE OF NORTH CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23

Oak Street Sewer Rehab	Water & Sewer	61	\$812,500	\$0	STATE OF NORTH CAROLINA	AWARDED: STATE BUDGET ADOPTED 9/22/23
SRF Loan Retirement for Saluda/Columbus/Tryon	Water & Sewer	61	\$768,292	\$0	STATE OF NORTH CAROLINA	AWARDED: STATE BUDGET ADOPTED 9/22/23
					\$2,304.878/3 = \$768,292	STATE LEGISLATIVE APPROVAL JULY 2024; CLOSEOUT IN PROCESS
Electric Charging Station at Depot Park	General	10	\$22,500	\$7,500	STATE OF NORTH CAROLINA	AWARDED NOTE: TOURISM, TDDA & TOWN \$2,500 EACH
Electric Charging Station at Depot	General	10	\$2,500		TDDA	AWARDED
Electric Charging Station at Depot	General	10	\$2,500		TOURISM BOARD	AWARDED
Saluda Grade Trail (SGT)	Transportation	10	TBD	\$0	FEDERAL GOVERNMENT COMPENSATION	PENDING
Paving Access Roads/Parking Lots at Harmon Field	Harmon Field	25	\$137,300		POLK COUNTY AND TOWN OF TRYON \$68.650 EACH	APPROVED BY COUNTY AND TOWN
Harmon Field Maintenance Improvements	Harmon Field	25	\$10,000		TOWN OF TRYON \$10,000 GRANT TO HARMON FIELD	APPROVED BY TOWN 09/19/23
Open Air Gym Improvements	Harmon Field	25	\$10,000		DOMINION ENERGY	NOT APPROVED
Lake Lanier Dam Rehab Project	Water & Sewer	61	\$900,000		FEMA/SCDHEC	APPLICATION SUBMITTED NOVEMBER 7, 2024
Woodland Park Improvements	Woodland Park	70	\$1,200	\$1,500	POLK COUNTY APPEARANCE COMMISSION	APPROVED; WORK TO BE DONE PRIOR TO MAY 31, 2024
Fire Rescue Equipment and Radios	Fire	20	\$25,000	\$0	CAROLINA FOOTHILLS	AWARDED OCTOBER 24, 2024
Downtown Bicycle Racks	Downtown	10	\$1,600	\$1,600	BLUE RIDGE BICYCLE CLUB	AWARDED MARCH 2025
FEMA 428 Project	Harmon Field	25	\$1,200,000	\$0	FEMA	AWAITING APPROVAL
Disaster Relief Grant	Fire	20	\$50,000	\$0	OFFICE OF STATE FIRE MARSHALL	AWARDED AUGUST 11, 2025
Tryon Cemetery Beautification Project	Tryon Cemetery	80	\$8,800	\$11,200	POLK COUNTY COMMUNITY FOUNDATION	AWARDED
Rogers Park Enhancements	Rogers Park	70	\$7,600	\$2,735	POLK COUNTY COMMUNITY FOUNDATION	AWARDED
Rogers Park Celebration	Rogers Park	70	\$7,700	\$0	POLK COUNTY COMMUNITY FOUNDATION	AWARDED

Emergency Generators (PW, Hogback, Warrior)	Water & Sewer	61		\$284,995	\$0	HAZARD MITIGATION GRANT PROGRAM	SUBMITTED OCTOBER 31, 2025
Sewer Trunk Main Flood Mitigation & Replacement	Water & Sewer	61		\$265,000	\$0	DISASTER RELIEF AND MITIGATION FUND 2025	SUMMITTED NOVEMBER 26, 2025
Sourwood Ridge Rd Hwy 176 Water Main	Water & Sewer	61		\$953,805	\$0	DISASTER RELIEF AND MITIGATION FUND 2025	AWARDED FEBRUARY 2026
Central Waterline Project	Water & Sewer	61		\$245,000	\$0	DISASTER RELIEF AND MITIGATION FUND 2025	SUBMITTED NOVEMBER 26, 2025
Jervey Road Sewer Replacement Project	Water & Sewer	61		\$239,800	\$0	DISASTER RELIEF AND MITIGATION FUD 2025	AWARDED FEBRYARY 2026
Lake Lanier Dam Rehab Project	Water & Sewer	61	EMA-2024-GR-05016	\$5,853,542	TBD	SC DEPARTMENT OF ENVIRONMENTAL RESOURCES	AWARDED JANUARY 2026
WTP Asset Inventory	Water & Sewer	61		\$250,000	\$0	NC DEPT OF INFRASTRUCTURE	SUBMITTED APRIL 30, 2026
WWTP Asset Inventory	Water & Sewer	61		\$250,000	\$0	NC DEPT OF INFRASTRUCTURE	SUBMITTED APRIL 30, 2026
WTP Improvements	Water & Sewer	61		\$4,500,000	TBD	NC DEPT OF INFRASTRUCTURE	SUBMITTED APRIL 30, 2025
WWTP Improvemets	Water & Sewer	61		\$2,500,000	TBD	NC DEPT OF INFRASTRUCTURE	SUBMITTED APRIL 30, 2025
Lake Lanier Dam Rehab Project- Design Engr	Water & Sewer	61		\$250,000	TBD	NC DEPT OF INFRASTRUCTURE	SUMBITTED APRL 30, 2025
SGT SC State Line to Lockhart	Transportation			\$5,000,000	\$0	APPLACHIAN REGIONAL	SUBMITTED MAY 31, 2026
SGT SC State Line to Lockhart Street	Transportaion			\$3,000,000	\$0	FEDERAL LEGISLATION	RECEIVED NOTIFICATION TOWN REQUEST INCLUDED IN LEGISLATION
TOTAL ALL GRANTS				\$32,452,881	\$674,508		

AGENDA ITEM

DATE: June 16, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: Tropical Storm Helene Financial Report and Repayment

BACKGROUND: The Town of Tryon Board of Commissioners adopted a Project Ordinance to account for revenue and expenditures associated with the financial impact of Tropical Storm Helene. The project ordinance was adopted on October 15, 2024 and amended on June 17, 2025. A copy of amended ordinance is attached.

Sources of revenue included FEMA, Town's Property Liability Insurance, Town's General Fund and NC State Treasurer Cash Flow Loans.

As you know, the Audited Financial Reports for the Year Ended June 30, 2025 indicated the General Fund Balance decreased by \$280,000. This was due to General Fund Balance Appropriation for Helene Storm Damage at Harmon Field.

In advance of the close of the June 30, 2026 Fiscal Year, staff is desirous to repay the General Fund and the three NC State Treasurer Loans. This will improved General Fund Balance and reduce liabilities.

The Helene Project Fund has received \$1,959,193 in revenue and expended \$993,091. The Town is now in positive cash flow position to repay outstanding loans.

RECOMMENDATION:

- 1) Approve repayment to the General Fund totaling \$300,000
- 2) Approve repayment of three (3) NC State Treasurer Loans totaling \$380,504.91

FISCAL IMPACT: Funds are available in the Helene Project Fund to repay the General Fund and NC State Treasurer Cash Flow Loans. Approval of this agenda item will significantly improve the financial statements for the year ended June 30, 2026.

**TOWN OF TRYON
TROPICAL STORM HELENE PROJECT BUDGET ORDINANCE AMENDED
GENERAL FUND**

Be it **ORDAINED** by the Town Board of the Town of Tryon, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Budget Ordinance is hereby adopted on October 15, 2024. And further that the Mayor of Tryon proclaimed a State of Emergency on September 25, 2024 at 4:35PM; and

Be it further **ORDAINED**, that the Tryon Board of Commissioners hereby amend said project ordinance to account for estimates to repair, restore and rehab Harmon Field based upon meetings with FEMA, Town Consultants and County officials; and

Section 1: The Project authorized is the **“TROPICAL STORM HELENE DAMAGE (GENERAL FUND)”** to be to be funded from an appropriation from fund balance, FEMA funds, insurance claim reimbursement, and loans.

Section 2: The officers of this unit are hereby directed to proceed with the project within the terms of the board resolution, FEMA regulations, and insurance requirements.

Section 3: The following amounts are appropriated for the project revenues:

Transfer from Town of Tryon General Fund	\$300,000
Insurance	31,207
FEMA	2,718,793
NC Loan No. One	164,467
NC Loan No. Two	<u>108,525</u>
Total	\$3,322,992

Section 4: The following amounts are appropriated for the project expenses:

Clean-up, restoration, replacement	\$2,750,000
Transfer to General Fund	300,000
Repayment of NC Loan Number One	164,467
Repayment of NC Loan Number Two	<u>108,525</u>
Total	\$3,322,992

Section 5: The finance officer is hereby directed to maintain for the **“TROPICAL STORM HELENE PROJECT BUDGET”** the sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to FEMA and Insurance Company in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

Section 7: The finance officer is directed to report to the Town Board and outside agencies on the financial status of each project element in section 4 and on the total revenues received or claimed.

Section 8: Copies of this project ordinance shall be furnished to the Town Clerk and Finance Officer for direction in carrying out this project.

Adopted this the 17th day of June 2025 at Town of Tryon, North Carolina.

✓

Alan Peoples, Mayor

ATTEST:

✓

Emily Dale, Town Clerk

AGENDA ITEM

DATE: June 16, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: Public Hearing on Proposed FY27 Budget and Ordinance

BACKGROUND: The Proposed FY27 Budget was presented to the Town Board of Commissioners at their regularly scheduled meeting held on May 19, 2026. A budget works session was held on June 5, 2026 at the Depot Community Room. The Budget Works Session provided an opportunity for the Town Board to meet with the Town Manager, Department Heads and Division Supervisors to discuss the proposed budget, operations, debt and capital equipment and improvements.

Subsequent to the May 19, 2026 budget presentation, additional information has come to my attention to revise the Town Manager’s FY27 General Fund Budget Recommendation. Firstly, the Town Board approved Town Manager Contract Amendment on May 19, 2026; secondly, NCLM Interlocal Insurance Risk Management Agency has provided a quote that will provide significant savings to departmental budgets; and thirdly, an additional truck in the streets-sanitation department, 1993 Ford 250, is in need of replacement which increases the estimated annual debt payment. The fiscal impact of these changes is shown below:

Town Manager Contract Amendment	\$17,785
Installment Financing-Streets Dept	12,000
Property Liability & Workers Comp	<u>(\$91,000)</u>
Total Reduction in GF Budget	(\$61,215)

The proposed budget ordinance for FY27 as presented on May 19, 2026 for the Town of Tryon included a 3-cent tax increase. Based upon discussion above, Town Manager recommendation has reduced the tax increase to 1-cent. Due to low fund balances in the Water & Sewer Fund and Sanitation Fund, I do not recommend any changes in my FY27 Budget Recommendations for these budgets. In summary, the FY27 Budget Recommendations for Town Board consideration is as follows:

General Fund: 1-cent tax increase

Water & Sewer Fund: 5% rate increase

Sanitation Fund: Residential Rate increase from \$26 per month to \$28.60 per month

Fire Department Fund: 2-cent tax increase

Harmon Field Fund: No Tax Increase

**TOWN OF TRYON, NORTH CAROLINA
FISCAL YEAR 2026/2027 BUDGET ORDINANCE**

BE IT ORDAINED by the Governing Board of the Town of Tryon, North Carolina:

Section 1 – It is estimated that the following revenue will be available in the General Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Real Property Taxes	\$ 1,308,785
Prior taxes on Real Property	10,000
Real Property Tax Discounts	-10,000
Motor Vehicle Taxes	125,000
Tax Interest	1,000
Local Option Sales Taxes	557,100
City Hold Harmless / Utility Franchise Fees	300,000
Beer and Wine Tax	6,100
Rents	12,000
Investment Earnings	85,000
Zoning Permits	5,000
Loan Proceeds	374,000
Transfer From Police Pension Trust	18,471
Appropriation of Fund Balance	<u>10,000</u>
Total	<u>\$ 2,802,456</u>

Section 2 – The following amounts are hereby appropriated in the General Fund for the operation of Town government and its activities for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Governing Board	\$ 81,800
Administration	615,202
Police	992,393
Streets	1,000,138
Parks	24,900
Zoning, Planning, & Community Development	0
Debt and Transfers	88,023
Total	<u>\$ 2,802,456</u>

Section 3 – It is estimated that the following revenue will be available in the Powell Bill Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Powell Bill Revenues	<u>80,000</u>
Total	<u>\$ 80,000</u>

Section 4 – The following amount is hereby appropriated for expenditures in the Powell Bill Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Powell Bill Expenditures	<u>\$ 80,000</u>
Total	<u>\$ 80,000</u>

Section 5 – It is estimated that the following revenue will be available in the Police Pension Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts for the Town:

Investment Earnings	\$ 900
Appropriation of Fund Balance	<u>17,571</u>
Total	<u>\$ 18,471</u>

Section 6 – The following amount is hereby appropriated for expenditures in the Police Pension Trust Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Transfer to General Fund (Police Separation)	<u>\$ 18,471</u>
Total	<u>\$ 18,471</u>

Section 7 – It is estimated that the following revenue will be available in the Culture and Recreation Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts for the Town:

Rogers Park Donations	\$ 4,500
Appropriation from Fund Balance	<u>15,000</u>
Total	<u>\$ 19,500</u>

Section 8 – The following amount is hereby appropriated for expenditures in the Culture and Recreation Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Contract Services	\$ 1,000
Capital Outlay	<u>18,500</u>
Total	<u>\$ 19,500</u>

Section 9 – It is estimated that the following revenue will be available in the Cemetery Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Appropriation of Fund Balance	\$ 5,000
Transfer from General Fund	<u>10,000</u>
Total	<u>\$ 15,000</u>

Section 10 – The following amount is hereby appropriated for expenditures in the Cemetery Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Operations	<u>\$ 15,000</u>
Total	<u>\$ 15,000</u>

Section 11 – It is estimated that the following revenue will be available in the Tourism Development Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Tourism Development Fund Revenues	\$ 19,000
Total	<u>\$ 19,000</u>

Section 12 – The following amount is hereby appropriated for expenditures in the Tourism Development Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Tourism Development Fund Expenditures	<u>\$ 19,000</u>
Total	<u>\$ 19,000</u>

Section 13 – It is estimated that the following revenue will be available in the Sanitation Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Sanitation Fund Revenues	<u>\$ 346,950</u>
Total	<u>\$ 346,950</u>

Section 14 – The following amount is hereby appropriated for expenditures in the Sanitation Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Sanitation Fund Expenditures	\$ 334,069
Debt Service	<u>12,881</u>
Total	<u>\$ 346,950</u>

Section 15 – It is estimated that the following revenue will be available in the Water & Sewer Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Loan Proceeds	\$ 100,000
Water Revenues	1,588,000
Sewer Revenues	631,500
Total	<u>\$ 2,319,500</u>

Section 16 – The following amounts are hereby appropriated for expenditures in the Water & Sewer Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Water Distribution	\$ 520,930
Water Plant	795,261
Sewer Collection	344,991
Sewer Plant	421,369
Water & Sewer Debt Service	<u>236,949</u>
Total	<u>\$ 2,319,500.</u>

Section 17 -- It is estimated that the following revenue will be available in the Water Meter Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts for the Town:

Automated Meter Fees	\$ 45,500
Investment Earnings	<u>4,500</u>
Total	<u>\$ 50,000</u>

Section 18 -- The following amount is hereby appropriated for expenditures in the Police Pension Trust Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Automated Meters, Registers	<u>50,000</u>
Total	<u>\$ 50,000</u>

Section 19 – It is estimated that the following revenue will be available in the Fire Department Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Fire Department Fund Revenues	<u>\$ 1,173,000</u>
Total	<u>\$ 1,173,000</u>

Section 20 – The following amount is hereby appropriated for expenditures in the Fire Department Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Debt	\$ 80,842
Fire Department Fund Operations	<u>1,092,158</u>
Total	<u>\$ 1,173,000</u>

Section 21 – Note: Harmon Field Tax Rate is set and collected by Polk County with a tax rate of 3.52-cents cents (\$0.0352) per one hundred dollars (\$100.00) valuation of property. It is estimated that the following revenue will be available in the Harmon Field Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Appropriation of Fund Balance	\$ 5,345
Harmon Field Fund Revenues	<u>328,300</u>
Total	<u>\$ 333,645</u>

Section 22 – The following amount is hereby appropriated for expenditures in the Harmon Field Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts established for the Town:

Debt	\$ 5,345
Harmon Field Fund OperationS Maintenance	<u>\$ 328,300</u>
Total	<u>\$ 333,645</u>

Section 23 – The operating funds encumbered on the financial records as of June 30, 2026 are hereby reappropriated into this Ordinance.

Section 24 – There is hereby levied a tax rate of 43.78-cents (\$0.4378) per one hundred dollars (\$100.00) valuation of property for the purpose of raising revenue in the General Fund in Section 1 of this Ordinance. This rate is based on a total estimated valuation of property for the purposes of taxation of \$307,902,086 and an estimated collection rate of 97.21%. This estimated rate of collection is based on the Fiscal Year 2025/2026 projected collection rate of 97.21%.

Section 25 – There is hereby levied a tax rate of 12.38-cents (\$.1238) per one hundred dollars (\$100.00) valuation of property for the purpose of raising revenue in the Fire Department Fund in Section 11 of this Ordinance. This rate is based on a total estimated valuation of property for the purposes of taxation of \$521,144,657 (as of June 16, 2025) and an estimated collection rate of 97.21%. This estimated rate of collection is based on the Fiscal Year 2025/2026 projected collection rate of 97.21%. The estimated value is the traditional city valuation combined with the rural fire district.

Section 26 – The Schedule of Fees for Fiscal Year 2026/2027 is included as Attachment 1 of this Ordinance and is hereby adopted as the official Schedule of Fees for Fiscal Year 2026/2027.

Section 27 – The Schedule of Sanitation Rates for Fiscal Year 2026/2027 is included as Attachment 2 of this Ordinance and is hereby adopted as the official Schedule of Sanitation Rates for Fiscal Year 2026/2027.

Section 28 – The Schedule of Water & Sewer Rates/Fees for Fiscal Year 2026/2027 is included as Attachment 3 of this Ordinance is hereby adopted as the official Schedule of Water & Sewer Rates/Fees for Fiscal Year 2026/2027.

Section 29 – The Town Manager (Budget Officer) is hereby authorized to transfer appropriations as contained herein under the following conditions:

- (A) The Town Manager may transfer amounts between line-item expenditures within a department without limitation and without a report being made.
- (B) The Town Manager may transfer amounts up to \$10,000 between functional areas/departments including contingency appropriations, within the same fund. The Town Manager must make an official report on such transfers at the next regular meeting of the Governing Board.
- (C) The Town Manager may not transfer any amounts between funds, except as approved by the Governing Board in the Annual Budget as amended.

Section 30 – The Town Manager is hereby authorized to execute agreements, within funds included in this Ordinance or other actions by the Governing Board, for the following purposes:

- (1) Grant agreements with public and non-profit organizations.
- (2) Leases of routine business equipment.
- (3) Consultant, professional or maintenance service agreements.
- (4) Purchase of supplies, materials or equipment where formal bids are not required by law.
- (5) Applications for and agreements for acceptance of grant funds from Federal, State, public, and non-profit organization sources, and funds from other governmental units, for services rendered which have been previously approved by the Governing Board.
- (6) Construction or repair projects.
- (7) Liability, health, life, disability, casualty, property, workers compensation or other insurance or performance bonds.
- (8) Other administrative contracts which include agreements adopted in accordance with directives of the Governing Board.

Section 31 – Pursuant to North Carolina General Statute 143-129, the Town Manager is hereby authorized to award formal bids received in amounts less than \$250,000 within the following guidelines:

- (1) Bid is awarded to the lowest responsible bidder;
- (2) Sufficient funding is available within the budget; and
- (3) Purchase is consistent with the goals and/or outcomes of the Town.

The Town Manager shall further be authorized to reject any and/or all bids received if it is in the best interest of the Town. A report shall be made to the Governing Board of all bids awarded or rejected under this section.

Section 32 –A summary of all budget funds included in this ordinance is as follows:

General	\$ 2,802,456
Police Pension	18,471
Culture & Recreation	15,150
Cemetery Fund	15,000
Powell Bill Fund	80,000
Water & Sewer Fund	2,319,500
Water Meter Fund	50,000
Sanitation Fund	346,950
Harmon Field Fund	333,645
Fire Department Fund	1,173,000
Tourism Development Fund	<u>19,000</u>
Total	<u>\$ 7,173,172</u>

Section 33 – Copies of this Ordinance shall be furnished to the Town Clerk, to the Governing Board, and to the Town Manager to be kept on file by them for examination by the public and for their direction in the disbursement of funds.

J. Alan Peoples, Mayor

Attest:

Emily M. Dale, Town Clerk

ATTACHMENT 1
Schedule of Fees for Fiscal Year 2026/2027

Administrative Fees

Returned Payment (Check, Card, Online, Phone, etc)	\$ 35.00
Accident Reports	\$ 8.00
Fingerprinting	\$ 10.00
Photocopying	\$ 0.35 Per Page
Parking Impound	\$ 35.00
Delinquent Tax Advertising Fee	\$10.00

Rogers Park

Reservation Fee (Town Resident)	\$ 150.00
Reservation Fee (Non Town Resident)	\$ 250.00
Reservation Fee (For Profit Event)	To Be Negotiated With Town
Deposit for Private Event	\$ 100.00
Deposit for Public Event	\$ 250.00

Licenses

Itinerant Merchants	\$ 150.00
Peddlers of Farm Products	\$ 35.00
Peddlers on Foot	\$ 50.00

Planning & Zoning Fees

Lake Lanier Encroachment Permit	\$ 650.00
Zoning Compliance Permit	\$ 100.00
Fence Permit	\$ 25.00
Special Use Permit	\$ 250.00
Minor Subdivision	\$ 250.00
Zoning Verification Letter	\$ 100.00
Construction, Repair or Demo of Street or Sidewalk	\$ 200.00 (Plus \$1,000 refundable bond)
Wireless Telecommunication Tower	\$ 500.00 (Up to 1 acre, \$50 for each additional acre)
Final Plat (Major Subdivision)	\$ 500.00
Major Subdivision (Preliminary Plat)	\$ 700.00 (Up to 1 acre, \$50 for each additional acre)
Site Plan	\$ 400.00 (Up to 1 acre, \$50 for each additional acre)
Rezoning	\$ 800.00 (Up to 1 acre, \$75 for each additional acre)
Conditional Use Rezoning	\$ 1000.00 (Up to 1 acre, \$75 for each additional acre)
Text Amendment	\$ 500.00
Variance	\$ 800.00
Appeal	\$ 750.00
Vested Rights	\$ 850.00
Copy of Zoning Ordinance	\$ 25.00
Copy of Subdivision Ordinance	\$ 8.00
Zoning Map (11x17)	\$ 10.00
Zoning Map (22x34)	\$ 16.00

ATTACHMENT 2
Schedule of Sanitation Rates for Fiscal Year 2026/2027
(Per Month)

Residential	\$ 28.60
Commercial GA	\$ 75.00
Commercial GB	\$ 156.00
Commercial GC	\$ 242.00
Special Pick-Up	\$ 75.00

Special pickups:

Brush/limbs/shrubs:

Up to 2 wheelbarrows full	No charge
Between 2 wheelbarrows and 6.5 cubic feet	\$ 40.00
Between 6.5 cubic feet and 13 cubic feet	\$ 60.00

Construction & demolition materials

Up to 2 wheelbarrows full	No charge
Between 2 wheelbarrows and 6.5 cubic feet	\$ 50.00
Between 6.5 cubic feet and 13 cubic feet	\$ 70.00

**See Town of Tryon Code of Ordinances Chapter 50, Garbage, for reference*

ATTACHMENT 3
Schedule of Water/Sewer Rates for Fiscal Year 2026/2027
(Per Month)

BASE RATES-WATER

Customer Description	Rate	Gallons
Inside Residential	\$ 21.21	1,000
Outside Residential	\$ 46.44	1,000
Industrial	\$ 1,777.07	300,000

BASE RATES-WATER FOR METERS WITH MULTIPLE USERS

2 Units	\$ 42.36	2,000
3 Units	\$ 63.45	3,000
4 Units	\$ 84.60	4,000
6 Units	\$ 126.79	6,000
5 Units	\$ 100.89	5,000
11 Units	\$ 232.41	11,000
14 Units	\$ 295.67	14,000
22 Units	\$ 464.57	22,000
43 Apartment Units	\$ 908.04	43,000
60 Apartment Units	\$ 1,266.98	60,000
98 Beds	\$ 2,069.34	98,000
WHO WATER-5 UNITS	\$ 220.92	5,000
WKO, SKO WATER-2 UNITS	\$ 88.38	2,000
WFO WATER-3UNITS	\$ 132.55	3,000

RATES PER ADDITIONAL THOUSAND-WATER

Usage Over Base Rate Allowance	Cost/1000 Gallons	
	Inside	Outside
Next 97,600 gallons	\$ 5.72	\$ 16.96
Next 400,000 gallons	\$ 5.89	\$ 17.57
Next 500,000 gallons	\$ 6.08	\$ 18.18
Any Additional	\$ 6.26	\$ 18.72

SEWER CHARGE RATES

	Rate	Gallons
Inside Sewer Charge	150% of Inside Water charges	-----
Outside Sewer Charge	Same as Outside Water charges	-----
Industrial Metered Sewer Rate	\$ 3.29	1,000

MONTHLY METER CHARGES

3/4" meter	\$ 1.85
1" meter	\$ 2.50
2" meter	\$ 4.00

ADDITIONAL FEES AND CHARGES

Inside Water Tap	\$ 1,200.00	PLUS	\$ 300.00	3/4" Meter
Inside Sewer Tap	\$ 900.00		\$ 400.00	1" Meter
1" Inside Water Tap	\$ 1,890.00		\$ 1,100.00	2" Meter
2" Inside Water Tap	\$ 2,400.00			
Outside Water Tap	\$ 1,900.00			
Outside Sewer Tap	\$ 1,700.00			
1" Outside Water Tap	\$ 2,500.00			
2" Outside Water Tap	\$ 3,500.00			
Lake Lanier Impact Fee	\$ 2,750.00			

(for taps located in the Phase II development running from Caledonia Road along Lakeshore Drive Through the old Scout Camp to the houses up on the hill located off of Lakeshore Drive.)

		After 4 PM
Reconnect Fee for Delinquent Payments	\$ 75.00	\$ 100.00
Reconnect Fee - Customer's Request	\$ 75.00	\$ 100.00
Administrative Fee	\$ 25.00	
Late Fee	\$ 15.00	
Water Deposits Residential	\$ 100.00	
Water Deposits Commercial	\$ 150.00	

TOWN OF TRYON	REVISED	6/5/2026										
FY27 ALL BUDGET SUMMARY												
ALL FUNDS												
		GOVERNMENTAL FUNDS				ENTERPRISE FUNDS			SPECIAL REVENUE FUNDS		COMPONENT UNIT	ALL FUNDS
		POLICE	CULTURE &		POWELL	WATER &	WATER		HARMON	FIRE		
	GENERAL	PENSION	RECREATON	CEMETERY	BILL	SEWER	METER	SANITATION	FIELD	DEPARTMENT	TOURISM	GRAND
	FUND	TRUST	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	TOTAL
REVENUE												
OPERATIONS	\$2,399,985	\$900	\$4,500		\$80,000	\$2,219,500	\$50,000	\$346,950	\$328,300	\$1,173,000	\$19,000	\$6,622,135
LOAN PROCEEDS	\$374,000					\$100,000						\$474,000
TRANSFERS FROM OTHER FUNDS	\$18,471			\$10,000								\$28,471
APPROPRIATION OF FUND BALANCE	\$10,000	\$17,571	\$10,650	\$5,000					\$5,345			\$48,566
TOTAL REVENUE	\$2,802,456	\$18,471	\$15,150	\$15,000	\$80,000	\$2,319,500	\$50,000	\$346,950	\$333,645	\$1,173,000	\$19,000	\$7,173,172
EXPENDITURES												
OPERATIONS	\$2,330,433		\$1,000	\$10,000	\$80,000	\$1,850,551	\$50,000	\$334,069	\$328,300	\$1,025,100	\$19,000	\$6,028,453
DEBT	\$88,023					\$236,949		\$12,881	\$5,345	\$80,842		\$424,040
TRANSFERS TO OTHER FUNDS	\$10,000	\$18,471										\$28,471
CAPITAL OUTLAY/EQUIPMENT PURCHASES	\$374,000		\$14,150	\$5,000		\$232,000				\$67,058		\$692,208
TOTAL EXPENDITURES	\$2,802,456	\$18,471	\$15,150	\$15,000	\$80,000	\$2,319,500	\$50,000	\$346,950	\$333,645	\$1,173,000	\$19,000	\$7,173,172

Revised General Fund Budget Sheets for Revenue and Expenditures is attached. In addition, a revised Budget Ordinance & Fee Schedule is attached.

RECOMMENDATION: Approve FY27 Budget Ordinance and Fee Schedule as Amended

FISCAL IMPACT: The Budget Ordinance and Fee Schedule will be effective July 1, 2026, the first day of the fiscal year.

PUBLIC NOTICE

**Town of Tryon
Notice of Public Hearing
Board of Commissioners**

The Town of Tryon's budget for FY 26-27 has been submitted to the Board of Commissioners and a copy is available for public inspection in the office of the clerk to the board, Tryon Town Hall, 301 N. Trade Street, Tryon, NC 28782. The Board of Commissioners will hold a public hearing on the budget at 7:00 pm, June 16, 2026 in the McCown Room at Town Hall. All interested individuals are invited to attend and present their comments to the Board of Commissioners. Please call Town Clerk at 828-859-6655 if you need special accommodations for the meeting.

Tryon Daily Bulletin:
June 3, 2026
HEARING/FY26-27 BUDGET

AGENDA ITEM

DATE: June 16, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: FY25-26 Budget Ordinance Amendment No. Four

BACKGROUND: The Revenue and Expenditures for the FY25-26 Budgets have been reviewed and an amendment to the following budgets is recommended.

Powell Bill Fund: The Powell Bill Fund is amended by \$80,000 from \$80,000 to \$160,000. The Powell Bill Fund Balance as of June 30, 2025 was \$88,322. The School Street Paving Project originally scheduled for June (FY25) was rescheduled to August (FY26), therefore, requiring a fund balance appropriation.

Revenue:

Appropriation of Fund Balance	<u>\$80,000</u>
Total Revenue	\$80,000

Expenditures:

Contract Services	<u>\$80,000</u>
Total Expenditures	\$80,000

Water and Sewer Fund: The Water & Sewer Fund is amended without an increase in Revenue or need for a fund balance appropriation. The Water Plant Budget, due to a project delay, has unused funds to apply to the Water Distribution and Debt Budgets within the Water and Sewer Fund. Water Distribution is higher as a result of retaining Professional Services of Roston Solutions LLC to assist the Town in grant applications. Roston Solutions, LLC was successful in obtaining grants from the NC Emergency Management for Sourwood Ridge Hwy 176 Water Main Project and Jervey Road Sewer Project totaling \$1,173,605. The debt budget is hereby increased to reflect an additional payment made on the Water Treatment Plant Loan.

Revenue:

Water Charges	\$0
Sewer Charges	<u>\$0</u>
Total Revenue	\$0

Expenditures:

Water Distribution	\$30,000
Debt	\$17,053
Water Plant	<u>(\$47,053)</u>
Total Expenditures	\$0

RECOMMENDATION: Approve FY25-26 Budget Ordinance Amendment No. Four (See attached Ordinance Amendment No. Four)

TOWN OF TRYON
FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. FOUR

BE IT ORDAINED by the Governing Board of the Town of Tryon on amending said budget.

WHEREAS, the Town of Tryon Board of Commissioners adopted the FY25-26 Budget on June 30, 2025; and;

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. One on September 16, 2025 totaling \$84,700; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. Two on January 20, 2026 totaling \$178,342; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. Three on April 21, 2026 totaling \$286,049; and

WHEREAS, the Town of Tryon Board of Commissioners desire to amend the Powell Bill Fund by \$80,000 and Water and Sewer Fund by \$47,053; and

NOW, THEREFORE, BE IT RESOLVED:

That the Tryon Board of Commissioners hereby approve Budget Ordinance No. Four as follows:

POWELL BILL FUND

REVENUE

Appropriation of Fund Balance	\$80,000
TOTAL REVENUE	\$80,000

EXPENDITURES

Contract Services	\$80,000
TOTAL EXPENDITURES	\$80,000

WATER AND SEWER FUND

REVENUE

Water Charges	\$0
Sewer Charges	<u>\$0</u>
TOTAL REVENUE	\$0

EXPENDITURES

Water Distribution	\$30,000
Debt	\$17,053
Water Treatment Plant	<u>(\$47,053)</u>
TOTAL EXPENDITURES	\$0

SUMMARY OF ALL BUDGETS (ADOPTED BUDGET AND AMENDMENTS NO. ONE, TWO, THREE & FOUR)

General Fund	\$2,412,363
Cultural & Recreation	\$34,800
Cemetery Fund	\$23,800
Powell Bill Fund	\$160,000
Tourism Development Fund	\$46,000
Sanitation Fund	\$317,050
Water & Sewer Fund	\$2,459,289
Water Meter Fund	\$50,000
Fire Department Special Revenue Fund	\$1,067,285
Harmon Field Special Revenue Fund	\$384,207
Police Pension Trust Fund	<u>\$18,071</u>
TOTAL ALL FUNDS	\$6,972,865

ADOPTED THIS 16TH DAY OF JUNE 2026

ATTEST:

J. Alan Peoples, Mayor

Emily Dale, Town Clerk

TOWN OF TRYON						
BUDGET ORDINANCE AND AMENDMENTS						
SUMMARY OF ALL FUNDS						
FISCAL YEAR 2025-2026						
		09/16/2025	01/20/2026	4/21/2026	6/16/2026	
	ADOPTED	AMENDMENT	AMENDMENT	AMENDMENT	AMENDMENT	AMENDED
	BUDGET	NO. ONE	NO. TWO	NO. 3	NO. 4	BUDGET
GENERAL FUND	\$2,339,763	\$42,600	\$30,000			\$2,412,363
POWELL BILL FUND	\$80,000				\$80,000	\$160,000
POLICE PENSION FUND	\$18,071					\$18,071
CEMETERY FUND	\$15,000		\$8,800			\$23,800
TOURISM DEVELOPMENT	\$25,000	\$21,000				\$46,000
SANITATION	\$310,050			\$7,000		\$317,050
WATER AND SEWER	\$2,142,000	\$13,600	\$75,000	\$228,689	\$0	\$2,459,289
WATER METER FUND	\$50,000					\$50,000
FIRE DEPARTMENT	\$1,011,550		\$5,375	\$50,360		\$1,067,285
HARMON FIELD	\$332,840	\$7,500	\$43,867			\$384,207
CULTURE AND RECREATION	\$19,500		\$15,300			\$34,800
TOTAL ALL BUDGETS	\$6,343,774	\$84,700	\$178,342	\$286,049	\$80,000	\$6,972,865

Recommendation for Award of Engineering Services Contract

Executive Summary

The Town of Tryon is proceeding with plans to repair, rehabilitate, and upgrade the Lake Lanier Dam. To assist, the Town is seeking a firm to provide Architectural Services

In doing so, the Town used a Qualifications-based process, first issuing a Request for Qualifications (RFQ). As a result of the RFQ, the Town received four Statement of Qualification (SOQ) packages. The SOQs were ranked according to delineated merit criteria from the RFQ.

Following the receipt and review of SOQs, the top three (3) firms were interviewed. The interviews were ranked relative to each other (i.e. 1st, 2nd, 3rd).

After careful deliberation, the committee recommends award of a contract to Schnabel Engineering Inc. Schnabel had a strong SOQ (ranked 1st or 2nd by multiple committee members) and clearly showed a good record of success and capability. They also had the best interview with a coherent, concise, and clear message that aligned exactly with the Town's questions and needs. The committee feels Schnabel has expertise and capability to successfully execute this project.

Contents

Recommendation for Award of Engineering Services Contract.....	1
Executive Summary	1
Statutory & Procurement Basis (North Carolina)	2
Project Information.....	2
Procurement Overview	2
Evaluation Committee	3
Statement of Qualification Evaluation Summary.....	3
Shortlisted Firms.....	3
Interview Process	3
Interview Evaluation Summary	3
Final Ranking of Firms.....	5
Recommendation for Award.....	5
Next Steps	5
Approvals	5
Appendices	6

Statutory & Procurement Basis (North Carolina)

This procurement was conducted in accordance with N.C.G.S. §143-64.31, which requires selection of architectural and engineering firms based on demonstrated competence and qualification. Fee was not considered during initial evaluations. Negotiation of a fair and reasonable fee will occur with the top-ranked firm.

Project Information

Project Name: Lake Lanier Dam Rehabilitation and Upgrades Project

Agency/Department: Town of Tryon

Project Location: Lake Lanier (840 South Trade St, Tryon, NC)

Project Description:

Lake Lanier (State Dam ID: SCD03984) is an artificially impounded water body that serves as the drinking source water for the Town of Tryon, Tryon Township and a portion of Lake Lanier SC. The Town owns the dam and the lake bottom, both located in Greenville County, SC.

The project is intended to rehabilitate a state-regulated High Hazard Potential dam and bring the facility into compliance with South Carolina Dam Safety Law and applicable regulations. To that end, the Town applied for and was awarded a FEMA grant as part of the Rehabilitation of High Hazard Potential Dams (HHPD) in South Carolina (Federal Award Authority: 33 U.S.C. §467f).

This phase of the project will include:

- Planning
- Alternatives Analysis
- Design and Permitting
- Risk Assessment Activities
- Construction Phase Engineering Services

Procurement Overview

RFQ Advertisement Date: Match 10th, 2026

Method of Advertisement: emailed to respondents

SOQ Due Date: April 30th, 2026

Number of SOQs Received: 4

Firms Responding: Schnabel Engineering LLC., HFW Professional Services, PLLC, Dewberry Engineers Inc., and Labella Associates, P.C.

Evaluation Committee

The following committee members received hard copies of all four (4) SOQs for review and were present for the three (3) interviews.

Committee Members		
Name	Title	Affiliation
Brian Carey	Community Member	Lake Lanier Resident
Kurt Wright	Engineer	Former Consultant to Town of Tryon
Jim Fatland	Town Manager	Town of Tryon
William Rice	Consultant	WFF Inc, PLLC

Statement of Qualification Evaluation Summary

All SOQs were group rated based on Firm experience with high hazard dam design & construction, Qualifications of key personnel, Experience with FEMA / federal grants, Understanding of SC Dam Safety process, and Past performance & references. Scoring was done as a portion of 100 (i.e. maximum score for Quality of Past Performance was 10). All the firms had solid SOQs. Anonymized Tabular data for SOQs is in Appendix A, Table 2.

Shortlisted Firms

Three (3) firms were shortlisted for interviewing. Labella did not make the cut to advance to the round of interviews.

Interview Process

Interview Dates: June 3rd and 4th

Interview Format: Panel Interview, in-person, 10 questions, round-robin

Interview Location: Tryon Town Hall

All four (4) panel members attended interviews. Firms were presented with ten (10) questions, one at a time, asked by the committee members in rotation. Sixty (60) minutes was allotted for each firm. Where time allowed, Q&A and further presentation of plans was permitted. All firms brought with them a printed out copy of a presentation for use as a visual aid during questioning. All questions were provided to consultant prior to interview.

Interview Evaluation Summary

All three (3) firms answered all the questions in their own distinct styles, mirroring their SOQs. The Schnabel team was extremely well prepared. They presented their questions and answers in a binder, mirroring the exact order with an easy-to-understand sequential flow. The answers to their questions reflected a strong technical ability and a core focus on dams and dam infrastructure. They did not present themselves as engineers who can do

dam work, but rather dam engineers who have done dam work and will continue to do dam work, because they are dam engineers. It was apparent that are hyperfocussed on this very specific type of project as part of their core business, with a long record of success at simpler and more complex projects also.

Table 3 in Appendix 2 has more information about the interview rankings.

Final Ranking of Firms

A partial view of Table 1 shows the final scoring and ranking for SOQs and Interviews in a side-by-side comparison. Full table is in presented in Appendix.

Firm	Schnabel Engineering	HFW/ Cranston	Dewberry/ HDR
SOQ Rank	1.75	2.25	1.75
Interview Rank	1	2	3
Combined Rank	1	2	3

Recommendation for Award

Recommended Firm: The committee recommends award to Schnabel Engineering based on competency, experience, and availability.

Next Steps

If approved by the Town Council, contract negotiations with Schnabel will occur in June/ July of 2026 with an expected contract to be executed by end of July. If unsuccessful, negotiations will proceed with the next-ranked firm, HFW/ Cranston.

Approvals

Prepared by: William Rice
Title: Owner, WFF Inc, PLLC
Date: 6/10/2026



Reviewed by:
Title:
Date:

Approved by:
Title:
Date:

Appendices

Appendix A. Tabular Results

Table 1. Recommendation

Table 1: Recommendation			
Firm	Schnabel Engineering	HFW/ Cranston	Dewberry/ HDR
SOQ Rank	1.75	2.25	1.75
Interview Rank	1	2	3
Combined Rank	1	2	3
Other Factors	Company is solely focused on dam and dam-related projects	Lots of good “retired” resources, risky if they retire again during project, great if they don’t	Technically capable, experienced with project
	Doing geotechnical work all in-house	Good geotechnical sub	HDR has a deep bench of resources
Selection	All the firms presented technical capability in completing the project. However, the focus and capability to work specifically on dams seemed to be higher for Schnabel. Dams are their core competency.		

Table 2. Compiled Scoring of SOQs

Firm / Consultant Name	Raw Score	Wtd Score	Raw Score	Wtd Score	Raw Score	Wtd Score	Raw Score	Wtd Score	Raw Score	Wtd Score	Raw Score	Wtd Score	TOTAL SCORE	RANK
	C1 — Dam Experience (30%)		C2 — Staff Quals (25%)		C3 — FEMA Exp. (20%)		C4 — SC Dam Safety (15%)		C5 — Past Performance (10%)		C6 — References (5%)			
Panelist 1														
01 HFW (Cranston)	7	2.10	7	1.75	8	1.60	8	1.20	6	0.60	6	0.30	7.55	3
02 Dewberry	10	3.00	10	2.50	10	2.00	10	1.50	10	1.00	10	0.50	10.50	1
03 Labella	6	1.80	5	1.25	6	1.20	6	0.90	5	0.50	5	0.25	5.90	4
04 Schnabel	10	3.00	10	2.50	10	2.00	10	1.50	10	1.00	10	0.50	10.50	1
Panelist 2														
01 HFW (Cranston)	8	2.40	7	1.75	7	1.40	7	1.05	8	0.80	7	0.35	7.75	3
02 Dewberry	8	2.40	8	2.00	8	1.60	8	1.20	8	0.80	8	0.40	8.40	2
03 Labella	6	1.80	6	1.50	6	1.20	7	1.05	7	0.70	7	0.35	6.60	4
04 Schnabel	9	2.70	9	2.25	9	1.80	9	1.35	9	0.90	9	0.45	9.45	1
Panelist 3														
01 HFW (Cranston)	10	3.00	8	2.00	10	2.00	7	1.05	8	0.80	8	0.40	9.25	1
02 Dewberry	9	2.70	9	2.25	8	1.60	10	1.50	8	0.80	8	0.40	9.25	1
03 Labella	8	2.40	9	2.25	8	1.60	9	1.35	8	0.80	8	0.40	8.80	4
04 Schnabel	6	1.80	6	1.50	8	1.60	6	0.90	6	0.60	6	0.30	6.70	4
Panelist 4														
01 HFW (Cranston)	8	2.40	9	2.25	8	1.60	8	1.20	8	0.80	8	0.40	8.65	2
02 Dewberry	6	1.80	7	1.75	8	1.60	8	1.20	8	0.80	8	0.40	7.55	3
03 Labella	5	1.50	5	1.25	6	1.20	8	1.20	7	0.70	8	0.40	6.25	4
04 Schnabel	9	2.70	10	2.50	8	1.60	8	1.20	8	0.80	8	0.40	9.20	1

Table 3. Compiled Notes and Ranking from Interviews

Table 3: Compiled Notes and Ranking from Interviews			
Ranking	1	2	3
	Schnabel	HFW/ Cranston	Dewberry/ HDR
Attendees	Tyler Coats, Jon Dean, Thomas Evans, John Collum	Sean Smith, Nate Cockfield, Tom Robertson	Sam Fleming, Andrew Hayden, Patrick Luff, Brian Chrisman
Pros	Very specific skillsets that 100% align with this project	SUPER familiar with the dam	Experiences with Ft Bragg are good and comparable.
	Strong partnership with JMT	They know SC regulators	F&R is good sub.
	Geotech will be done in-house	Lots of “retired” resources	Some very good experience with Army Corps, but that experience is “newish” to Dewberry.
	Good experience with SCDOT		
	Staff had long tenure with company		
Cons	None	Seems like their plan to coordinate with SCDOT is “light”	HDR seemed more experienced and should have been prime
		Lots of “retired” resources	Not everyone spoke equally in the interview.
		“relevant projects” weren’t all super relevant	Presentation was a little jumbled... not sequential. Lots of flipping back and forth.
			Lack of experience with Bridge/Dams AND scdot.
			Need more experience with SC.

Appendix B. SOQ of Schnabel Engineering

Statement of Qualifications Lake Lanier Dam Project, FY24 FEMA High Hazard Potential Dams Engineering Services

April 30, 2026 / Town of Tryon, NC / Request for Qualifications





T 336.274.9456
11A Oak Branch Drive / Greensboro, NC 27407 schnabel-eng.com

April 30, 2026

Jim Fatland, Town Manager
Will Rice, Project Manager
Town of Tryon, NC
301 N Trade Street
Tryon, NC 28782
Via email: manager@tryonnc.gov
waterfundingfinancial@gmail.com

**Subject: Statement of Qualifications, Lake Lanier Dam Project, FY24 FEMA
High Hazard Potential Dams, Engineering Services**

Dear Mr. Fatland and Mr. Rice:

Schnabel Engineering, LLC (Schnabel) is pleased to submit our Statement of Qualifications (SOQ) expressing our interest in providing the Town of Tryon, NC (Town) with professional engineering services in Categories A, B, and C as indicated in the request for qualifications (RFQ). Schnabel is a local North Carolina firm with specialized experience in all facets of dam engineering. Schnabel is consistently recognized by the Engineering News Record (ENR) as one of the top Dam and Reservoir firms.

Schnabel brings extensive experience working on dam projects throughout the United States (U.S.), and specifically the Southeast. Together with our teaming partner, Johnson, Mirmiran & Thompson, Inc. (JMT), we offer the Town a team with the expertise needed for the Lake Lanier Dam project. Our goal is to exceed your expectations through exceptional client service, responsiveness and innovative, cost-effective solutions. The following pages of this SOQ outline our qualifications, relevant experience, and the advantages our team brings to this project, including the following:

- Schnabel's team includes more than 260 professionals dedicated solely to dam engineering. The proposed team brings extensive experience across the Southeast, delivering specialized services that align with the Town's expectations. Their expertise is grounded in decades of successful dam safety projects throughout the Southeastern U.S. **There will be no time lost or extra cost in getting up to speed.**
- Schnabel has a deep bench strength including 32 offices across the U.S. and 260+ dedicated dam engineering professionals, including 53 staff in our Greensboro office, of which includes 38 licensed engineers and 8 licensed geologists that cover a range of disciplines, including geotechnical, geostructural, structural, hydrology & hydraulics (H&H) and site civil elements of dam evaluation, design, and construction. **Our Greensboro office is the largest hub in North Carolina of design professionals working exclusively on dams and we have the capacity to complete simultaneous task orders as demonstrated on our past projects included in our SOQ.**
- Schnabel has a solid track record of using regional subcontractors and subconsultants including several Underutilized Business Enterprises, and will continue to do so if selected for this contract. **We will meet your goals!**
- Schnabel has extensive experience with federally funded dam design and construction projects, as well as high hazard dam design and construction. **With this experience, we are well positioned to support owners in navigating the complex processes and regulatory requirements of federal and state agencies, enabling the successful delivery of major dam projects on schedule while securing necessary funding.**

- Schnabel has extensive experience developing and implementing comprehensive traffic rerouting plans during construction to maintain community access and minimize disruptions, particularly in residential neighborhoods. Our approach includes careful coordination of temporary reservoir levels, robust noise and dust control measures, and proactive communication with stakeholders to address soft engineering concerns and reduce impacts on quality of life for local residents. For example, recently, during the Hollymead Lake Dam Spillway Improvements project, in Albemarle County, VA, special consideration was given to utility relocation, maintenance of traffic during construction, staging and stockpiling, and obtaining easements to avoid disruptions to the flow of traffic in a residential area. Additionally, our teams routinely evaluate and mitigate environmental and community impacts associated with reservoir drawdowns, construction sequencing, and site activities, ensuring that noise, dust, and access issues are addressed through thoughtful planning and stakeholder engagement. ***We care about your community.***

The Schnabel-JMT team have worked on more than 60 similar projects together over the last 25 years, of which several are included in our SOQ, such as Gibson Pond Dam, Langley Pond Dam, and Lake Paul Wallace. JMT has a strong reputation of providing quality environmental permitting, design, QA/QC, and planning services to state and federal clients. Our team offers a comprehensive blend of technical expertise, regulatory knowledge, and proven performance that positions us to successfully deliver high-hazard dam projects with confidence. With a deep understanding of the South Carolina Dam Safety process, professional relationships with South Carolina Department of Environmental Services (SCDES) staff established in trust, highly qualified personnel, and a strong history of successful outcomes supported by client references, we are well-prepared to meet your needs and ensure a safe, efficient, and compliant project from start to finish.

The undersigned has the authority to commit the firm to contract and submit this SOQ on behalf of Schnabel in response to the RFQ, issued March 10, 2026 by the Town. Rest assured that we will be responsive to your needs and provide the Town with exceptional expertise and effort. Should you have questions or need additional information, please contact me at 770-781-8008 or email at tcoats@schnabel-eng.com. Thank you for consideration of our qualifications.

Sincerely,



J. Tyler Coats, PE
Senior Associate

Table of Contents



1. EXECUTIVE SUMMARY
 - CATEGORY OF WORK
 - SOQ HIGHLIGHTS
 - STRENGTHS AND SPECIAL EXPERTISE
 - STRENGTHS AND SPECIAL EXPERTISE OF ASSOCIATED TEAM



2. STATEMENT OF QUALIFICATIONS
 - SCHNABEL OVERVIEW
 - PROFESSIONAL SERVICES
 - SUBCONSULTANT
3. PROJECT TEAM AND PROJECT MANAGEMENT
 - PROJECT TEAM
 - PROJECT MANAGEMENT
 - TEAM BRIEF RESUMES



4. PROJECT SCHEDULE
 - AVAILABILITY AND ABILITY OF PERSONNEL TO COMPLETE THE TASK
 - EMERGENCY RESPONSE



5. REFERENCES
 - SIMILAR PROJECTS AND REFERENCES
6. EQUAL EMPLOYMENT OPPORTUNITY POLICY / HISTORICALLY UNDERUTILIZED BUSINESSES
7. CERTIFICATION OF NON-DEBARMENT
8. CONCLUSION
 - REASONS TO SELECT SCHNABEL

📄 If viewing electronically, this document is an interactive PDF. You can use the links above to navigate to each section. To return to the Table of Contents simply click on the button on the top of each page.

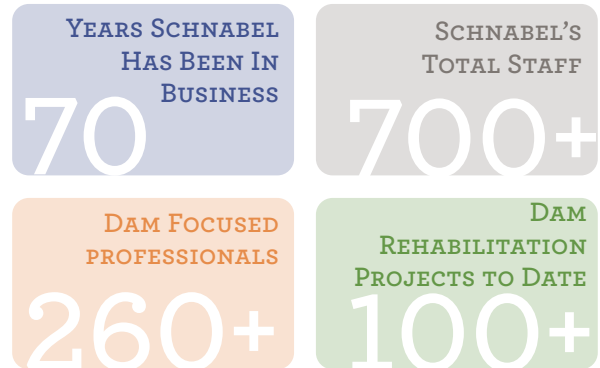
1. Executive Summary

CATEGORY OF WORK

Schnabel presents this SOQ for consideration in Categories A, B, and C as highlighted in the RFQ.

SOQ HIGHLIGHTS

As highlighted in this SOQ, Schnabel has an exceptional national reputation in water resources, dam safety, and supports numerous local, state, and federal agencies, public and private utilities, and other dam owners in managing their facilities and dam safety programs. Established in 1956, Schnabel is a national firm specializing in dam and levee safety engineering, water resources, engineering assessment, design, civil engineering, geotechnical engineering, geostructural design, and engineering support during construction. With 32 offices located across the U.S., our multi-disciplinary staff of 700+ professionals includes dam, geotechnical, civil, hydraulic, structural, mechanical, environmental, and geostructural engineers; hydrogeologists and hydrologists; geophysicists and geologists; wetland specialists; construction quality assurance managers; and engineering technicians. We have worked on more than 5,000 existing dams, including the projects shown in this SOQ. Our Greensboro office is proud to have provided professional dam safety engineering services in both North Carolina and South Carolina, and your peers, such as the Cities of Durham, High Point, Winston-Salem, Asheville, Raleigh, Fayetteville, Mebane, and others. As a result, we are extremely familiar with both States' Dam Safety Regulations, we have a strong relationship with the regulators, and we understand their requirements and review process. **There is no substitute for experience.** Schnabel is an industry leading provider of dam engineering services, with more than 260 professionals dedicated exclusively to dams and levees, with 14 offices that are dedicated to dam engineering and our largest dam-focused engineering professionals group based in Greensboro, NC. Our teams specialize in the planning, assessment, analysis, design, and construction support of both new and existing dams. We have extensive experience meeting inspection and regulatory requirements for agencies such as the Federal Energy Regulatory Commission (FERC), United States Army Corps of Engineers (USACE), Bureau of Reclamation, and numerous state and municipal entities. Our commitment to dam safety is further demonstrated by our active involvement in professional societies, including corporate membership in the Association of State Dam Safety Officials (ASDSO) and the US Society on Dams (USSD), where our staff hold leadership roles on various committees.



STRENGTHS AND SPECIAL EXPERTISE

South Carolina Department of Environmental Services Dam Safety Program

Schnabel personnel are familiar with the rules, regulations, and guidelines of the South Carolina Department of Environmental Services (SCDES) Dam Safety Program. Schnabel has performed various engineering analyses for recent projects regulated by SCDES Dam Safety including Lake Paul Wallace Dam, Langley Pond Dam, Gibson Pond Dam, Dargans Pond Dam, Lake Darpo Dam and Huntington Hills Dam. Schnabel maintains a cordial working relationship with SCDEC Dam Safety staff and have also recently collaborated on a journal article highlighting the replacement of Gibson Pond Dam for the ASDSO Journal of Dam Safety.

Dam Design, Maintenance, Safety, and Construction

The dedication, responsiveness, and technical expertise of our employees is what sets Schnabel apart from other firms offering dam engineering services. We have the depth of resources to handle all aspects of dam engineering from concept to implementation, including visual evaluations, emergency response, risk-informed decision making, interim risk reduction design, dam rehabilitation design, H&H, geotechnical engineering and engineering geology, structural engineering, seismic engineering, and construction support services. We have expertise on all types of dams – from concrete structures with alkali-aggregate reaction issues to embankment dams with seepage and internal erosion concerns.

Federal and State Funding - High Hazard Potential Dams

Schnabel has extensive experience with federally funded dam design and construction projects. Within the past five years alone, Schnabel has managed the design and construction of two Federal Emergency Management Agency (FEMA) funded dam remediation projects in South Carolina, prepared designs and provided construction phase engineering for numerous Natural Resources Conservation Service (NRCS) funded dam rehabilitation projects in various states, performed engineering designs for US Bureau of Reclamation (USBR) owned projects, and participated in the review of the USACE Dam Safety Program. Schnabel has also provided design and construction phase engineering for dam engineering projects receiving funds from various state agencies to include the Georgia State Financing and Investment Commission (GSFIC). In addition, Schnabel routinely hires and consults with former federal employees, which provides us with a unique perspective and understanding of federal processes. Through this extensive recent experience and knowledge obtained from former federal employees, Schnabel continues to expand our unparalleled knowledge and understanding of the processes that are utilized by federal agencies as projects progress from design through construction. This vast knowledge base allows projects to be completed on-time and on-budget without interruption to the owner. Specific recent examples of projects, which receive either federal or state funding, are highlighted below.

- With Schnabel's assistance, Aiken County, South Carolina received federal funding from FEMA to remediate **Langlely Pond Dam**, a century old structure that was in jeopardy of failing. The funding, which equated to approximately 50 percent of the construction cost, required unique management on Schnabel's part in that all pay requests from the contractor had to be allocated between grant funding and non-grant funding. Through diligent recording keeping and understanding of the eligible portions of the project, each pay request was reviewed and approved by Aiken County and the funding agency without hesitation.
- Schnabel worked with the **Town of Lake Lure, NC** to receive two cycles of dam rehabilitation funding through the FEMA Rehabilitation of High Hazard Potential Dams (HHPD) Program. The funding was used to design and construct a new reservoir drain through the base of this 120-foot-tall, concrete multiple arch-buttress dam.
- Schnabel served as the engineer of record for reconstruction of the historic **Gibson Pond Dam** located in Lexington, SC. The 100+ year old structure failed during passage of Hurricane Joaquin in October 2015. Through financial assistance from FEMA, a new dam was designed and constructed and the historic pond was re-established for the surrounding community.
- In the past five years, Schnabel has performed numerous assessments, planning studies, detailed designs, and construction phase engineering on the behalf of the state and local conservation districts and the NRCS. Many of these projects were funded, at least partly, by the NRCS and involved cost-sharing agreements between federal agencies and local sponsoring organizations. As required by the agreements and requested by the owners, Schnabel assisted with the management of the projects including progress and budget tracking for cost-sharing purposes.

STRENGTHS AND SPECIAL EXPERTISE OF ASSOCIATED TEAM



Johnson, Mirmiran & Thompson, Inc. (JMT) is a nationally recognized, 100% employee-owned, multidisciplinary engineering and consulting firm known for delivering integrated infrastructure solutions across transportation, water, utilities, environmental, and facilities markets. The firm's key strengths lie in its ability to provide end-to-end services—from planning and design through construction management and asset lifecycle support—backed by strong technical expertise and a collaborative, client-focused approach. JMT is particularly distinguished for its use of advanced technologies such as GIS, BIM, and smart infrastructure tools, as well as its experience supporting complex projects for federal, state, and local agencies. With a long-standing commitment to quality, innovation, and sustainability, JMT consistently delivers efficient, resilient, and forward-thinking solutions tailored to meet evolving infrastructure needs. Additional details regarding the services they can provide for this project, as well as examples of how the Schnabel-JMT team has collaborated on past projects, are presented in Section 2: Statement of Qualifications.

2. Statement of Qualifications

SCHNABEL OVERVIEW

Schnabel is consistently recognized by ENR as one of the top Dams and Reservoir firms in their annual rankings of engineering companies.

Schnabel brings extensive, hands-on experience with all major dam types throughout the Southeast, including earthen embankment, concrete gravity, roller-compacted concrete (RCC), and composite structures. Schnabel provides professional engineering services through separate entities that are licensed in the states where the work is performed. Because the project may span both South Carolina and North Carolina, Schnabel Engineering, LLC (a Virginia limited liability company) will perform services for the portions of the project located in South Carolina, while Schnabel Engineering South, P.C. (North Carolina professional corporation) will perform services for the portions of the project located in North Carolina. This structure allows Schnabel to efficiently support the project while meeting applicable state requirements.

Dam engineering is a core component of our practice. Our team routinely designs, evaluates, and rehabilitates dams and their appurtenant structures, applying this depth of experience to projects in a range of geologic and regulatory settings. For Lake Lanier Dam, we will leverage this broad expertise to deliver practical, proven solutions tailored to site-specific conditions. Schnabel is widely recognized for excellence in dam design, safety assessment, and rehabilitation, supported by a multidisciplinary team providing geology, geotechnical and seismic engineering, hydrology and hydraulics (H&H), structural design, bid support, and construction-phase services. We are fully equipped to lead projects from concept through construction.

PROFESSIONAL SERVICES

Dam Rehabilitation

Dam rehabilitation may be required when a structure exhibits deterioration or does not meet current dam safety criteria. Deficiencies could be related to seepage problems/internal erosion, stability issues, structural deficiencies, or inadequate spillway capacity. Our local operations in Greensboro, NC, have assisted many dam owners across the state with award-winning dam rehabilitations, and we continue to work on numerous important and challenging dam safety assignments. Our Greensboro staff of 53 professionals dedicated to dam safety, represent all of the key disciplines required for a dam safety project, including H&H, geotechnical engineering, engineering geology, structural engineering, hydromechanical engineering, site civil engineering, computer-aided design, and construction professionals. This team has worked together on countless dam safety projects across the Southeast and understands state dam safety requirements and effective design solutions to meet those requirements. Schnabel has completed projects involving increasing spillway capacity through a variety of methods, such as overtopping protection using Roller Compacted Concrete (RCC), articulated concrete blocks (ACBs), and abutment cutoff walls; construction of reinforced concrete spillways; widening and hardening of auxiliary spillways; and construction of a raised embankment or parapet at the crest of the dam.

Other dam rehabilitation projects recently completed by Schnabel include sliplining of outlet conduits and providing adequate outlet protection; concrete repairs; anchoring of dams and spillways that do not meet current stability criteria; increasing stability of earth dams through slope flattening or stabilization berms; installing/rehabilitating internal and external embankment drainage systems; improvement of weak or inadequate foundations to address seismic stability deficiencies; grouting repairs for seepage control in conduits and spillways; rehabilitation or replacement of gates and valves; and installation of grout curtains and/or cutoff walls through dams and into dam foundations for seepage control. Highlights of recent work led from our Greensboro office, having components similar to tasks which may be performed under this contract, are included in the projects profiled in Section 5: References.

Often, the first step in addressing dam safety concerns is to provide a Preliminary Engineering Report (PER) to document the existing conditions of the dam's features and cost-effective potential solutions to address these issues.



Gibson Pond Dam, Lexington, SC - RCC Rolling



Dam Engineering Services

- » Geographic information systems
- » Dam safety assessments
- » H&H analyses
- » Federal, state, and municipal inspections
- » FERC Part 12 dam safety inspections
- » Potential Failure Modes Analysis (PFMA) workshops and updates
- » Level 2 Risk Assessment (L2RA) and other risk assessments
- » Supporting Technical Information Documents (STID) development and updates
- » Concrete, Roller Compacted Concrete (RCC), and earth dam design
- » Alternative assessments
- » Design storms and inflows
- » Structural stability analyses
- » Site selection and feasibility studies
- » Geotechnical site investigations
- » Seismic hazard studies
- » Geology and geophysics
- » Geologic evaluations
- » Dam breach and inundation studies
- » Emergency action plans (EAP's)
- » Geo-structural analyses
- » Dam removal and replacement
- » Emergency remediation
- » Slope and shoreline stabilization
- » Instrumentation
- » Seepage assessments
- » Tunnels, penstocks, and conduits
- » Dewatering designs
- » Spillway design
- » Embankment armoring
- » Bid and procurement documents
- » Bid review and recommendations
- » Resident engineering services
- » Field and lab Quality Assurance/Quality Control (QA/QC) testing

We deliver trusted, site-specific solutions for dam safety and infrastructure projects. Our expert team combines in-depth site assessments, thorough alternatives evaluations, and innovative design strategies to produce comprehensive project plans and realistic cost estimates, optimizing the design throughout each design phase. We specialize in addressing dam safety challenges with customized solutions tailored to site-specific conditions while meeting standards from NC DEQ and SCDES Dam Safety —ensuring safety, compliance, and long-term performance. This is demonstrated by the representative projects in Section 5: References.

Permitting

Environmental considerations and permitting are key components of dam and levee projects. Schnabel and its trusted teaming partner, JMT are highly experienced in meeting the environmental goals of a project while maintaining frequent coordination with regulators and resource agencies throughout the project lifespan to streamline the permitting process. Tasks can include initial site reviews and regulator/resource agency engagement during the planning stage of projects to obtain Dam Safety permits for dam modifications, wetlands permits, floodplain/floodway permits, and erosion and land disturbance permits.

Inspection and Dam Assessments

Schnabel regularly performs inspections for a wide variety of dam types. Our approach is to observe, document, and evaluate the unique conditions and features of each dam to identify and prioritize potential dam safety, long-term reliability, and operations and maintenance (O&M) issues. Schnabel has performed hundreds of dam safety inspections and developed associated condition reports for dam owners throughout the U.S. As a result, we have developed a proven approach to performing these inspections. Our inspections include a review of key background information as well as interviews with operations and maintenance personnel to review the performance of the dam since the last dam safety inspection, review of recent repairs or maintenance activities, and evaluation of instrumentation data.



Risk Assessment

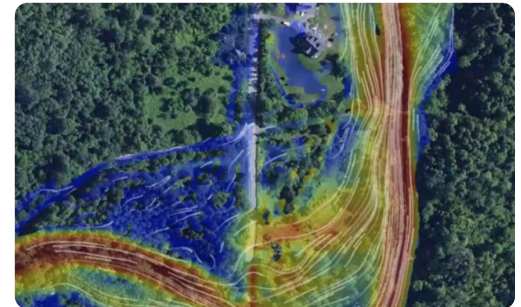
Schnabel is among the industry leaders in implementing risk informed decision making (RIDM) for dam and levee projects. This includes leading and providing subject matter experts (SMEs) for risk assessments, supporting and providing RIDM training, and advancing the state of practice for dam and levee safety RIDM. We are committed to making RIDM part of our culture through implementation not only where required by the client or regulation, but for all of our dam safety projects where it will help owners make better informed decisions. Our risk experts have extensive risk analysis experience and meet the requirements for the roles of facilitator and SMEs. We have provided facilitators and SMEs for numerous FERC-regulated RIDM pilot program projects, Reclamation, and state regulated dams. Our commitment to RIDM includes staff training through industry sponsored courses (USACE, USSD, etc.) and in-house training using many of the materials from these courses. We have experience with risk modeling using the Palisades DecisionTools Suite (@Risk, PrecisionTree, etc.), the USACE RMC suite of risk software (e.g., RMC-BestFit and RFA, LifeSim, internal erosion toolboxes), and other probabilistic methods and tools.

Emergency Action Plans, Dam Breach Analyses, Incremental Damage Analysis, and Inundation Mapping

Schnabel is intimately familiar with NCDEQ and SCDES Dam Safety's requirements for Emergency Action Plans (EAPs), having provided these services for over 60 dams across both states.

We regularly evaluate hazard potential and develop EAPs, either in conjunction with other design activities or as stand-alone services. While we regularly perform these services, we do not consider them "routine." Every dam is different and significant, so project background and history are important in the evaluation of hazard potential and development of an EAP. We consider the unique characteristics of each dam and areas of potential concern under normal and flood loading conditions, providing the basis for implementation of the EAP.

Schnabel has significant experience in dam breach modeling, hydraulic modeling, incremental damage analyses, and preparation of inundation maps for EAP's. We are familiar with and utilize a number of computer models to aid with this task, including DAMBRK, HEC-1, HEC-2, HEC-HMS, and unsteady flow HEC-RAS, both 1-D and 2-D. Through this experience, we understand the capabilities and limitations of each of these models. Schnabel has completed dam breach analyses and inundation mapping for well over 250 dams. Schnabel is also capable of planning and facilitating EAP table-top exercises to assist owners in evaluating the effectiveness of emergency detection, classification, and response.



Bidding and Construction

Typical bid phase and construction phase services include a pre-bid meeting and issuing bid addenda as needed, conducting periodic site visits during construction, reviewing contractor submittals and responding to contractor questions, processing change order requests, attending progress review meetings, and conducting the final inspection and preparing the closeout documents. We have experienced engineers and technicians who routinely provide these services. This is particularly important for rehabilitation of existing structures where there is limited available data. Schnabel's qualified field representatives provide expert construction oversight and facilitate seamless communication between the contractor, our Project Manager and the rest of the Schnabel team.



SUBCONSULTANT



JMT is a multi-disciplined design and construction services firm employing over 2,400 environmental scientists, engineers, planners, and technicians throughout the U.S. JMT has a strong reputation of providing quality environmental permitting, design, QA/QC, and planning services to state and federal clients. JMT has earned a reputation as a first-class consulting firm providing innovative, user-friendly, and cost-effective solutions to assist agencies in meeting their regulatory commitments and improving customer service.

Surveying

At JMT, land surveying is more than a technical service—it’s the foundation of every successful project. Their licensed surveyors and experienced field crews deliver accurate, timely, and comprehensive data to support infrastructure, development, and environmental initiatives across the country. They offer a full range of surveying services, including topographic and boundary surveys, GPS and GNSS-based control, construction stakeout, ALTA/NSPS land title surveys, right-of-way and easement plats, and 3D terrain modeling. JMT’s teams are equipped with advanced tools such as robotic total stations, mobile LiDAR, and drone-based photogrammetry to capture high-resolution data in real time. JMT’s surveyors are deeply experienced in supporting transportation, utility, and site development projects. They routinely perform utility location surveys, environmental mapping, and detailed site reconnaissance to document existing conditions with precision. JMT deliverables are tailored to client needs and can be provided in AutoCAD, MicroStation, OpenRoads, or GIS-compatible formats.

Permitting

JMT provides comprehensive environmental permitting services for dam, water resources, and infrastructure projects throughout the region. JMT is routinely engaged by public owners to secure federal, state, and local approvals and to support compliance with permit conditions during design and construction. JMT’s interdisciplinary team including wetland scientists, environmental planners and H&H specialists has extensive experience with Clean Water Act Sections 404/401, National Pollutant Discharge Elimination System (NPDES), Federal Emergency Management Agency (FEMA) floodplain approvals (CLOMR/LOMR), Endangered Species Act (ESA) consultation, and National Historic Preservation Act (NHPA) Section 106 coordination. JMT’s permitting practice integrates desktop screenings, field delineations by experienced personnel, jurisdictional determinations, alternatives analyses, and impact avoidance/minimization to develop complete, defensible permit packages. The team routinely prepares USACE Nationwide and Individual Permit applications, including mitigation strategies that range from mitigation bank credit procurement to permittee-responsible mitigation planning, design, and monitoring. JMT’s established working relationships with USACE Districts and state environmental and historic preservation agencies support efficient coordination, predictable review timelines, and consistent compliance outcomes.

Schnabel-JMT Team

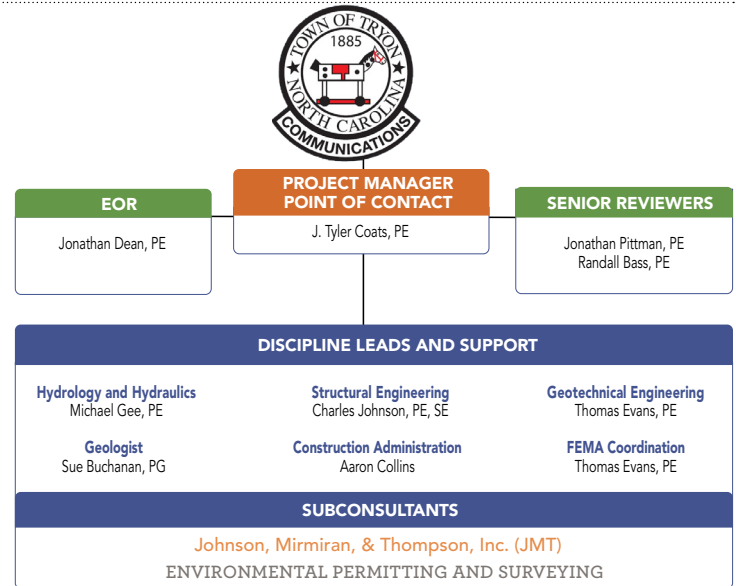
Schnabel and JMT have collaborated on more than 60 projects over the past 25 years. Representative examples of these joint efforts, specific for dam projects, are highlighted below.

Project	Owner/Client	Location	Task
Gibson Pond Dam	Town of Lexington	Lexington, SC	Gravity Dam Replacement
Langley Pond Dam	Aiken County	Aiken, SC	Dam Rehabilitation and Spillway Replacement
Ridgecrest Dam	LifeWay Christian Resources	Ridgecrest, NC	Earthen Dam Rehabilitation
Greenbrier Creek Dam	Mount Sterling Water and Sewer	Mount Sterling, KY	Earthen Dam Interim Risk Reduction Measures
Hollymead Lake Dam	County of Albemarle	Albemarle, VA	Spillway Improvement
Lake Paul Wallace Dam	SC Department of Natural Resources	Bennettsville, SC	Earthen Dam Rehabilitation and Spillway Replacement

3. Project Team and Project Management

PROJECT TEAM

Schnabel’s proposed team provides expert experience to complete the required professional services for the Town in a cost-effective and timely manner. Evaluating, analyzing, and designing rehabilitation solutions for dams and reservoirs is what we do every day, and we have put a team together that has the unique skills and knowledge to perform these services efficiently and effectively. Schnabel’s engineering team, will be led by **J. Tyler Coats, PE**, who will serve as the project manager and your primary point of contact for this contract, and Engineer of Record **Jonathan Dean, PE**. Brief resumes of key personnel are on following pages. Schnabel commits this team to serve the Town with exceptional service and technical expertise throughout the contract.



PROJECT MANAGEMENT

Schnabel is committed to managing projects to keep them moving forward efficiently. We continually evaluate our project management protocols through formalized internal mentoring and our Project Management Improvement Group (PMIG), which holds regular meetings in an effort to improve our standard approaches and resources for project management. Through these efforts, our Project Managers are well versed in the allocation of resources to deliver high quality, low risk, and cost-effective projects at your desired pace. Similar to the Project Management Institute’s guidance for the Project Management Professional (PMP) certification, our Project Managers are versed in areas of project initiation, planning, execution, monitoring and control, closure and professional and social responsibility.

QUALITY ASSURANCE/QUALITY CONTROL METHODS

Our firm-wide QA/QC Plan includes well-defined responsibilities for engineering staff, Project Managers, senior reviewers, branch leaders, and our subcontractors/subconsultants. Our business unit has a “Technical Process Guidance and Procedures” manual that provides specific guidance for QA/QC for engineering projects. Quality Assurance Managers are responsible for making sure these firm wide plans are followed. Project and task managers are also responsible for ensuring all work products are checked and reviewed in accordance with project specific and firm wise QA/ QC plans. This includes reviewing internal documents and the work performed by our subcontractors and subconsultants.

Design and analysis phase services are planned and documented, with quality verified throughout the project management process. Quality control during the design phase is provided by the technical reviewers assigned to the project. Reviewing of drawings, specifications, calculations and reports must be performed by a qualified person, given authorization by senior leadership, other than the originator of those documents.

THE KEYS TO THE SUCCESSFUL COMPLETION OF ANY ENGINEERING TASK OR PROJECT ARE SIMPLE TO IDENTIFY:

- » Select the right Project Manager to lead the team to success.
- » Assemble the team of technical resources with the right expertise and experience.
- » Provide the technical, IT and administrative resources to maximize efficiency and productivity.
- » Proactively provide excellent customer service via direct access to key personnel.
- » Transparency, and responsiveness to client and project needs.
- » Promote a company culture of excellence.
- » Institute effective project controls for quality assurance and managing schedule and budget.



J. TYLER COATS, PE
PROJECT MANAGER,
POINT OF CONTACT

OFFICE LOCATION: ALPHARETTA, GA | EDUCATION: BACHELOR OF SCIENCE, CIVIL ENGINEERING, GEORGIA INSTITUTE OF TECHNOLOGY, BACHELOR OF SCIENCE, PHYSICS, BERRY COLLEGE | REGISTRATIONS: PE / NC, SC, AL, AR, GA, TX, VA | CERTIFICATIONS: GEORGIA SAFE DAMS ENGINEER OF RECORD: CIVIL ENGINEERING GSWCC: CERTIFIED DESIGN PROFESSIONAL YEARS WITH SCHNABEL/TOTAL: 17/19

Tyler has over 17 years of experience as a dam engineer and is a certified Engineer of Record by the Georgia Safe Dams Program. His responsibilities include hydraulic and structural design and analysis associated with existing and proposed dams and spillways. Tyler has been involved in the development of several lake sediment removal and disposal plans, including providing permitting support services. He has been involved in the design of several labyrinth-crested spillways, most notably for the Hard Labor Creek Reservoir in Social Circle, Georgia, Lake Ogletree in Auburn, Alabama, Bull Creek Dam No. 12 in Columbus, Georgia, and Chambers Creek Dam No. 7 in Midlothian, Texas. Tyler has performed a significant amount of work on several USDA (NRCS and U.S. Forest Service) dams in Alabama, Arkansas, Georgia, Texas, and Virginia, including design of rehabilitation measures and preparation of assessment reports.



JONATHAN DEAN, PE
ENGINEER OF
RECORD

OFFICE LOCATION: ALPHARETTA, GA | EDUCATION: BACHELOR OF CIVIL ENGINEERING, AUBURN UNIVERSITY | REGISTRATIONS: PE / NC, SC, AL, GA, KY, MS | CERTIFICATIONS: GEORGIA SAFE DAMS ENGINEER OF RECORD: CIVIL ENGINEERING YEARS WITH SCHNABEL/TOTAL: 21/21

Jonathan has expertise in the design and construction of new dams and for the renovation of existing dams. He has broad experience in the hydrologic evaluation of watersheds; hydraulic and structural design of spillways; and preparation of bidding documents, construction plans, and technical specifications. Jon provides technical guidance for dam breach inundation analyses, EAPs, geotechnical explorations, and construction administration. He is certified as a lead design engineer in hydrologic and hydraulic engineering by the Georgia Safe Dams Program.



**JONATHAN
PITTMAN, PE**
SENIOR REVIEWER

OFFICE LOCATION: GREENSBORO, NC | EDUCATION: BACHELOR OF CIVIL ENGINEERING, UNIVERSITY OF VIRGINIA | REGISTRATIONS: PE / NC, AL, GA, KY, MD, MI, NY, VA, WI, WV | CERTIFICATIONS: GBA: FOPP, FUNDAMENTALS OF PROFESSIONAL PRACTICE YEARS WITH SCHNABEL/TOTAL: 25/25

Jonathan has 25 years of experience in dam engineering, geotechnical engineering, and construction administration and monitoring. He specializes in water resources and electric utility projects including the evaluation and design of earthfill, conventional concrete, and roller compacted concrete (RCC) dams; ash ponds; and levees. Jonathan serves as a regional business unit leader for Schnabel's dam and levee engineering business unit, providing strategic, business development, operational, and technical support to well over 100 dam safety professionals across the southern and Midwest US.



RANDALL BASS, PE
SENIOR REVIEWER

OFFICE LOCATION: ALPHARETTA, GA | EDUCATION: MASTER OF SCIENCE, GEOTECHNICAL, GEORGIA INSTITUTE OF TECHNOLOGY, BACHELOR OF SCIENCE, CIVIL ENGINEERING, GEORGIA INSTITUTE OF TECHNOLOGY REGISTRATIONS: GA, VA | CERTIFICATIONS: GEORGIA SAFE DAMS ENGINEER OF RECORD: CIVIL ENGINEERING, GEOTECHNICAL ENGINEERING YEARS WITH SCHNABEL/TOTAL: 22/53

Randy has more than 53 years of experience in the planning, design, construction, regulation, and inspection of dams, spillways, and other water storage and control structures. He has been involved in over 230 dam design or rehabilitation projects and has served as the Engineer of Record and senior quality control reviewer on many high-profile dam projects. Randy has served as a state dam safety regulator, an engineering consultant, a contractor leading dam construction, and as a representative of the Portland Cement Association as an expert in concrete for dams and hydraulic structures.



MICHAEL GEE, PE
HYDROLOGY AND
HYDRAULICS

OFFICE LOCATION: ALPHARETTA, GA | EDUCATION: BACHELOR OF SCIENCE, CIVIL ENGINEERING, VIRGINIA TECH, MASTERS OF BUSINESS ADMINISTRATION, KENNESAW STATE | REGISTRATIONS: PE / NC, SC, GA, VA, WV | CERTIFICATIONS: GSWCC: CERTIFIED DESIGN PROFESSIONAL YEARS WITH SCHNABEL/TOTAL: 5/5

Michael is a Project Engineer with five years of dam engineering experience related to the design of new dams, the inspection and evaluation of existing dams, and the design of remedial measures to address deficiencies with existing dams. Michael has experience working with federal, state, and municipal sectors in the design and evaluation of dams, including the Natural Resources Conservation Service (NRCS), the Federal Energy Regulatory Commission (FERC) and local state safe dam agencies. Michael's experience includes hydrologic, hydraulic, structural, and geotechnical engineering.



CHARLES JOHNSON, PE, SE
STRUCTURAL

OFFICE LOCATION: GREENSBORO, NC | EDUCATION: MASTER OF SCIENCE, CIVIL ENGINEERING, NORTH CAROLINA STATE UNIVERSITY, BACHELOR OF SCIENCE, CIVIL ENGINEERING, NORTH CAROLINA STATE UNIVERSITY REGISTRATIONS: PE / NC, SC, CA, CO, FL, MT, TX, VA | CERTIFICATIONS: FAA REMOTE PILOT CERTIFICATE sUAS YEARS WITH SCHNABEL/TOTAL: 12/19

Charles is a structural engineer and civil engineer with extensive experience on over 400 projects across more than 20 states. He has experience managing all phases from initial planning through design and construction. He is a FERC-approved Independent Consultant. Charles is an expert in structural design and specializes in finite element analysis. His extensive research on bulkheads in support of Grand Coulee Dam has been presented internationally. He is currently on the US Society on Dams Hydromechanical Committee and the Structural Engineers Association of North Carolina SE Licensure Committee.



THOMAS EVANS, PE
GEOTECHNICAL/
FEMA
COORDINATION

OFFICE LOCATION: COLUMBIA, SC | EDUCATION: MASTER OF ENGINEERING, GEOTECHNICAL ENGINEERING, UNIVERSITY OF SOUTH CAROLINA, BACHELOR OF SCIENCE, CIVIL ENGINEERING, NORTH CAROLINA STATE UNIVERSITY | REGISTRATIONS: PE / NC, SC, GA YEARS WITH SCHNABEL/TOTAL: 1/17

Thomas has 17 years of geotechnical design and field engineering experience. His responsibilities have included geotechnical consultation, analysis, investigation, instrumentation, and field inspections. He has participated in ground improvement evaluations, design, inspections of dams and bridges, and oversaw installation of design features. He also prepares reports related to feasibility studies, geotechnical baseline reports, data reports, and geotechnical design reports for new and widening roadways in North Carolina, South Carolina, Georgia, and Virginia.



SUE BUCHANAN, PG
GEOLOGIST

OFFICE LOCATION: GREENSBORO, GA | EDUCATION: MASTER OF SCIENCE, GEOLOGY, CENTRAL WASHINGTON UNIVERSITY, BACHELOR OF SCIENCE, GEOLOGY, UNIVERSITY OF WISCONSIN, OSHKOSH | REGISTRATIONS: LICENSED GEOLOGIST / NC | CERTIFICATIONS: CERTIFIED PROFESSIONAL GEOLOGIST YEARS WITH SCHNABEL/TOTAL: 17/18

Sue is a professional geologist with over 15 years of experience in engineering geology, environmental geology, and geologic data analysis. Her project work includes project and field personnel management; geotechnical engineering support during dam site investigations and dam construction; and subsurface investigations at new and existing dam sites.



AARON COLLINS
CONSTRUCTION
ADMINISTRATION

OFFICE LOCATION: GREENSBORO, GA | EDUCATION: BACHELOR OF CIVIL ENGINEERING, CIVIL ENGINEERING TECHNOLOGY, OLD DOMINION UNIVERSITY | CERTIFICATIONS: ACI: CONCRETE FIELD TESTING, CSI: CONSTRUCTION DOCUMENTS TECHNOLOGIST, NRCS: RCC YEARS WITH SCHNABEL/TOTAL: 18/21

Aaron has overseen the construction of several high hazard dams in the state of North Carolina. He is valued as a project representative throughout the dam construction industry for his extensive knowledge of dam construction and specialty in RCC.

4. Project Schedule

AVAILABILITY AND ABILITY OF PERSONNEL TO COMPLETE THE TASK

We have been providing comprehensive dam safety engineering services for new and existing dams in the states of North and South Carolina for decades. Longevity in any market depends on consistently providing high-quality work products, on time, and on budget. Schnabel has ably demonstrated this capability. As our dam engineering work continues to grow, we have added staff with a wide range of experience to better serve our clients and handle the increased workload. If necessary, our project team has access to the entire corporate resources of Schnabel. We understand that an open communication channel at the beginning of the project is essential to its success. Further, we understand that every project and client may not require or desire the same project management approach. The Schnabel team will cater communications to meet both the client's and the project's needs. The first step in our project approach is to have an in-house or virtual meeting with the Town to discuss all aspects of the project. For this contract, Tyler Coats, PE will be providing progress updates, facilitating meetings, and conference calls as needed during the project, and assuring that you have the information you need when you need it.

EMERGENCY RESPONSE

Schnabel has the ability, knowledge, and experience to respond rapidly to emergency situations and unusual occurrences with experienced, competent dam engineers capable of rapidly assessing the situation and making recommendations. On behalf of our clients, Schnabel has responded to the needs of our clients by performing inspections of dams, reservoirs, and other critical infrastructure after earthquakes, floods, and other unusual occurrences. Our engineers are available 24/7 to assist when emergencies arise, and are able to travel to all areas of the state. Selected examples of those services have been provided below.

- In September 2024, Hurricane Helene ravaged the western part of North Carolina. Schnabel's clients at Lake Lure and Asheville were severely impacted by extreme rainfall (up to a 1,000-year storm), resulting in extensive erosion but no loss of dam structures. Engineers were immediately mobilized to assess the conditions and assist Lake Lure and Asheville in addressing immediate dam safety concerns. Schnabel also coordinated activities with NCDEQ, Dam Safety management, and staff during the site visits and assessments. We are currently addressing the remaining repairs on all of these dams with their clients and associated contractors.
- Schnabel responded to flooding associated with Hurricane Matthew in October 2016. Our office had trained engineers associated with the North Carolina Safety Assessment Program and NCDEQ Dam Safety to inspect four large dams in Raleigh, NC, that were experiencing high spillway flows. In addition, our engineers mobilized to Woodlake Dam in Moore County, NC, while the state was performing emergency drawdown due to a severely damaged chute in the spillway. Schnabel was then hired by the state to design and oversee construction of the demolition of the spillway and construction of an armored riprap channel to pass the design storm.
- Within minutes of the August 2011 earthquake in Mineral, VA, Schnabel engineers and geologists began online research to evaluate the potential impact it might have on the Rivanna Water and Sewer Authority (RWSA) dams. After receiving a call from RWSA requesting a visual inspection of all their dams for potential damage from the earthquake, Schnabel mobilized an inspection team that was on their way to the dams within two hours of the earthquake. No adverse impacts from the earthquake were identified.
- In mid-September 2018, North Carolina was hit by Hurricane Florence first in southeastern NC, and then across to the mountains. Severe flooding ensued across the state. Our engineers spread out over the state assessing dams in Hillsborough, Durham, Greensboro, High Point, Asheville, and Lake Lure.

We provided 24-hour-a-day assistance to both Lake Lure Dam and North Fork Dam with respect to observations and consultation on gate operations. We also went to Hope Mills Dam (recently designed by Schnabel and impounded in January 2018) as the hurricane was impacting SE North Carolina. All dams mentioned above survived the flooding with little to no damage. Schnabel provided inspection services for the post-hurricane conditions. Under contract with the Delaware Department of Natural Resources and Environmental Control (DNREC) for inspections, evaluations, and inundation mapping for high hazard dams owned by the State, Schnabel responded to two separate partial dam failures that occurred, at the Abbotts and Griffiths Pond Dams. Schnabel provided emergency response inspections and consulted with DNREC on repairs to both dams.

- Schnabel assisted in the emergency response at Langley Pond Dam in 2014 after a local residence notice a boil formation downstream of the principal spillway structure. Schnabel provided emergency inspection services and coordinated with the Owner and local EMA personnel for potential downstream evacuations. Schnabel developed construction plans for a temporary drawdown system to be implemented until remediation design and construction was completed. Schnabel, and our subconsultants, provided permitting, bid and construction phase services for final rehabilitation measures to the dam and spillway.

OUR CLIENTS SAY IT BEST...

Hope Mills Dam

“The Schnabel Engineering design team collaborated with the town of Hope Mills Lake Advisory Committee, town officials and public involvement. As a community, we are extremely proud of this national award-winning project that serves the quality-of-life needs of our community for years to come.”

— Commissioner Jessie Bellflowers

“The people we worked with and the geniality we had with everybody, and a board that worked together as a team, you can get a lot more accomplished. The dam is beautiful. I love it. Everybody loves it.”

— Commissioner Pat Edwards

“It’s a sustainable design, meaning it should last for many years. It has already withstood two hurricanes and a whole bunch of bad weather. I think it has taken the test already (that) you might not have expected it to take for lots of years.”

— Mayor Jackie Warner



5. References

SIMILAR PROJECTS AND REFERENCES

Schnabel not only retains a high percentage of repeat business, but is also recommended to others by many clients and regulatory agencies. These recommendations reinforce our dedication to maintaining a commitment as stewards of a project and always striving to uphold the highest standards of service, cost control, and schedule control. The individuals presented below have direct knowledge of Schnabel's project performance and client service. **We encourage you to contact these representatives to gain a more complete understanding of our role, the value we provide, and the owner's perspective.**

Langley Pond Dam, Aiken, SC

Reference:

Teresa Crain
803-642-2012
tcrain@
aikencountysc.gov

Cost: \$14M

Start/End Date:

2016-2021

Key Personnel:

Jonathan Dean, PE



Lake Paul Wallace Dam, Bennettsville, SC

Reference:

Andy Wicker, PE
803-542-2729
wickera@dnr.sc.gov

Cost: est. \$21M

Start/End Date:

2024-Ongoing

Key Personnel:

Jonathan Dean, PE and Michael Gee, PE



Langley Pond Dam is a cornerstone of the Aiken County economy. The Pond has been utilized as a world class rowing venue, and served as a training facility for the U.S. rowing team prior to the 1996 Atlanta Olympics. Schnabel's involvement with the project began as an emergency response to an identified boil. Upon inspection, Schnabel recommended emergency lowering of the pond, and construction of a temporary 'filter' over the boil. Schnabel performed a comprehensive evaluation of the dam and spillway. The results of the engineering evaluation indicated that the dam had numerous deficiencies, including inadequate spillway capacity, and no internal drainage system which resulted in inadequate stability of the structure. Schnabel designed remedial measures that were approved by SCDES and included a 70-foot-deep cement bentonite seepage control barrier along the entire length of the dam; a 200-foot-wide labyrinth crested chute spillway to replace the 100-foot-wide ogee crested gravity spillway; internal drainage systems; and flattening of embankment slopes. Schnabel's services included full-time construction observation and resident engineering services during the construction of remedial measures. Through careful excavation of the original spillway, Schnabel documented the extensive void created by the sand boil that nearly failed the dam.

The Lake Paul Wallace Dam is located in Marlboro County, SC, less than two miles north of downtown Bennettsville. The dam is regulated by SCDES as a high hazard potential structure. The dam is an earthen embankment structure with Country Club Drive situated along the crest. The principal spillway is located near the center of the dam and in relatively close proximity to the dike (Lake Wallace Walking Trail) that retains water in adjacent but separate reservoirs. On or about the morning of May 6, 2024, the subject dam failed resulting in the uncontrolled release of impounded water. As a result of the failure, representatives of the SCDNR contacted Schnabel and requested our representatives perform a site reconnaissance and provide emergency consulting services to address issues associated with the failed structure. Schnabel provided SCDNR temporary emergency risk reduction measures for the failed dam including removal of portions of the existing concrete weir structure in advance of a tropical weather system anticipated to impact the project area. In addition, Schnabel provided construction plans for temporary stabilization of the existing spillway structure which incorporated injecting high-density polyurethane foam grouting in an effort to fill voids created beneath the spillway structure and to temporarily stabilize the embankment. Schnabel is currently under contract for additional services including alternatives analyses to bring the dam and spillway system into compliance with SCDES regulations.

Gibson Pond Dam, Lexington, SC

Reference: J. Randy
Edwards, PE
803-358-7270
redwards@lexsc.com

Cost: \$4M

Start/End Date:
2015-2021

Key Personnel:

Jonathan Dean, PE, and Randall Bass, PE



Gibson Pond Dam is located in Lexington County, SC, and owned by the Town of Lexington. The existing structure failed during an intense rainfall event which occurred over the region on October 3rd and 4th, 2015. Prior to failure, the dam and associated impoundment served as an amenity feature within the Gibson Pond Park. The dam is currently regulated by the SCDES and has a High Hazard classification. Given the desire to re-establish the pond within the park, the Town of Lexington retained the services of Schnabel to provide engineering services including alternative analyses, preliminary and final design, bidding support, and construction phase services. Schnabel performed alternatives analyses of the dam to replace the failed existing structure. The selected alternative consisted of a RCC gravity dam with a 135-foot-wide ogee crested weir spillway. Schnabel developed the concrete mix design which was the first use of immersion vibrated RCC (IVRCC) in the US. The structure was designed in accordance with SCDES regulations for a high hazard dam. The dam and spillway was designed to be capable of storing and/or passing inflows up to and including the ½ PMF event. Construction, with a value in excess of \$5 million, was completed in 2021. Schnabel participated in training the contractor on RCC construction during the test section phase and provided quality control services throughout construction. The completed RCC dam includes a multi-color form-liner finish to replicate the masonry construction of the previously failed structure. The normal pool of the impoundment has been re-established to the pre-failure level, bringing this highly desirable feature of the park back to life.

Lake Lure Dam, Lake Lure, NC

Reference:
Michael Dydula, PE
828-625-9983
mdydula@
townoflakelure.com

Cost: \$9M

Start/End Date:
2018-Ongoing

Key Personnel:

Jonathan Pittman, PE, Charles Johnson, PE, SE, and Sue Buchanan, PG



Lake Lure Dam is a concrete, multiple arch buttress structure with a drainage area of approximately 95 square miles. The 100 year old, high hazard dam stands about 120 feet tall and consists of 10 interior bays separated by buttress walls, along with a gravity type spillway section containing three radial gates and one radial trash gate. Schnabel performed a comprehensive existing conditions assessment that included a detailed visual inspection, an underwater dive investigation of the upstream face, topographic and bathymetric surveys, geologic mapping of exposed rock, H&H analyses, finite element modeling for stability evaluations, scour analyses, and other supporting activities. Schnabel also developed the inflow design flood (IDF) to evaluate spillway capacity, revise the gate operations plan, and complete dam breach analyses and inundation mapping for the EAP. Schnabel has worked closely with the Town and NCDEQ to secure multiple FEMA HHPD grants for dam related improvements, including a low level outlet retrofit. The firm completed the low level outlet design in 2022, supported the Town with valve procurement, and construction of the outlet was completed in 2025. In addition, Schnabel provided dam safety consultation before and during Hurricane Helene. Following the storm, the firm conducted emergency inspections, oversaw a subsurface investigation, and prepared emergency repair documents. Repairs included installation of a riprap buttress and filter, as well as replacement of the spillway sill and gate seals. Results of the existing conditions assessment were used to develop rehabilitation alternatives to meet NCDEQ Dam Safety requirements. Ultimately, replacement of the existing dam was selected as the preferred option. Schnabel subsequently prepared a conceptual level design for a new roller compacted concrete (RCC) gravity dam, recently completed a comprehensive subsurface investigation, and is currently advancing the preliminary design for the new structure.

6. Equal Employment Opportunity Policy/ Historically Underutilized Businesses

EQUAL EMPLOYMENT OPPORTUNITY POLICY

Schnabel's Equal Employment Opportunity Policy as endorsed by Schnabel's President is found below.



○ 804.264.3222
10900 Nuckols Road, Suite 210 / Glen Allen, VA 23060

schnabel-eng.com

A NOTICE AND INVITATION TO ALL EMPLOYEES AND APPLICANTS

WALTER J. RABE, PE, PRESIDENT/CEO

EQUAL EMPLOYMENT OPPORTUNITY POLICY STATEMENT

Schnabel, Inc. (inclusive of subsidiary and affiliate entities) has been and will continue to be an equal opportunity employer. To assure full implementation of this equal employment policy, we will take steps to assure that:

- a. Persons are recruited, hired, assigned and promoted without regard to race, national origin, religion, age, color, sex, sexual orientation, gender identity, disability, or protected veteran status, or any other characteristic protected by local, state, or federal laws, rules, or regulations.
- b. All other personnel actions, such as compensation, benefits, transfers, layoffs and recall from layoffs, access to training, education, tuition assistance and social recreation programs are administered without regard to race, national origin, religion, age, color, sex, sexual orientation, gender identity, disability, or protected veteran status, or any other characteristic protected by local, state, or federal laws, rules, or regulations.
- c. Employees and applicants shall not be subjected to harassment, intimidation, threats, coercion or discrimination because they have: (1) filed a complaint; (2) assisted or participated in an investigation, compliance review, hearing or any other activity related to the administration of any federal, state or local law requiring equal employment opportunity; (3) opposed any act or practice made unlawful by any federal, state or local law requiring equal opportunity or (4) exercised any other right protected by federal, state or local law requiring equal opportunity.

I have appointed Schnabel's Director of Human Resources to take on the responsibilities of EEO Coordinator. The EEO Coordinator will be responsible for the day-to-day implementation and monitoring of the Company's Equal Employment Opportunity and Anti-Harassment, Discrimination and Retaliation policies.

If you, as one of our employees or as an applicant for employment, have any questions about this policy, please contact Alex Wiles, Director of Human Resources, during regular business hours. This is also a reminder that employees may update their disability status at any time by contacting Alex Wiles, or by logging into UKG and navigating to Myself > Personal > Private Information.

I have reviewed and fully endorse our Equal Employment Opportunity efforts. In closing, I ask the continued assistance and support of all of the Company's personnel to meet our objective of equal employment opportunity for all.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Walter J. Rabe', written over a light blue horizontal line.

Walter J. Rabe, PE
President/CEO

HISTORICALLY UNDERUTILIZED BUSINESSES

Schnabel will review projects as they are assigned, and enlist the right subconsultant based on the complexity of the work. The percentage of work anticipated for each subconsultant will vary depending upon the project requirements. Typically, surveying, site safety, construction cost estimating, and environmental services comprise between 2% and 10% of the overall project budget for a dam rehabilitation project, but these percentages can be higher than that range on the task level, as indicated in the specific project information presented below. Exact percentages will be defined during scope negotiations and vary depending on the type of work and availability. Schnabel strives to find the best talent available for the project tasks required. We are serious about practicing equality and promoting diversity, equity and inclusion in the workplace. We are dedicated to including small, disadvantaged, and minority businesses whenever possible to support equality and to provide high quality deliverables in a timely manner. Schnabel has a strong track record of engaging minority and small owned businesses to provide services such as surveying and permitting on comparable contracts. We select M/WBE partners to make significant project contributions because we believe that small business owners tend to be very focused in what they do, often concentrating on niche markets in which they are the experts. By bringing that focused expertise to the table, a small business partner can bring a competitive advantage to our project teams and improve the quality of our projects. Schnabel is committed to complying with all applicable federal, state, and local regulations, including MWBE/DBE obligations. Of note is that Schnabel maintains a very dynamic M/WBE database that includes information obtained via a prequalification form filled out by SBE, DBE, M/WBE, VOSDSBE, Hubzone-certified firms interested in teaming with Schnabel. This annual pre-screening process is in place to safeguard good standings. This data is accessible by the entire firm, and it has become a valued resource to build the best teams. To every extent possible, we will use M/WBE subconsultants for support services and we have existing relationships with several of them. We will also be proactive in identifying additional M/WBE and HUB resources depending on required support. Over the past six years, we have utilized CH Engineering (WBE), Three Oaks Engineering (WBE), Unique Blasting, Inc. (MBE), and JC Waller and Associates, PC (MBE) on the following representative and project tasks:

- Dams Annual Inspections and O&M Manuals: JC Waller, \$6,500, 12%
- Lake Brandt Risk Update and Dams EAPs: JC Waller, \$45,000, 50%
- North Buffalo Creek Facility Alternatives: Three Oaks, \$3,950, 8%
- Fairview Street Dam Alternatives: CH Engineering, \$16,800, 21%
- Fairview Street Dam Rehabilitation and Wetland Design: JC Waller, \$36,878, 10%
- Lake Brandt Sluiceway: Unique Blasting, \$9,760, 4.7%

7. Certification of Non-Debarment

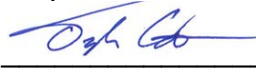
CERTIFICATION OF NON-DEBARMENT

Lake Lanier Dam, FY24 FEMA High Hazard Potential
Project Name: Dams Engineering Services

Submitting Firm: Schnabel Engineering, LLC

Address: 11A Oak Branch Drive, Greensboro, NC 27407

Authorized Representative: J. Tyler Coats, PE

Signature: 

Printed Name: J. Tyler Coats, PE

Title: Senior Associate

Date: April 30, 2026

In accordance with Executive Orders 12549 and 12689 governing debarment and suspension, along with applicable federal and State of North Carolina procurement requirements, the undersigned hereby certifies, under penalty of perjury, that:

- Schnabel Engineering, LLC, and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any federal, state, or local government project or program.
- Within the preceding three (3) years, Schnabel Engineering, LLC and its principals have not been convicted of, nor had a civil judgment rendered against them, for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public contract; violations of federal or state antitrust laws; embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- Schnabel Engineering, LLC and its principals are not presently indicted or otherwise criminally or civilly charged by any governmental entity with any offense listed above.
- Within the preceding three (3) years, Schnabel Engineering, LLC has not had any public contracts terminated for cause or default.
- The firm will not subcontract with any entity listed on the federal Excluded Parties List System (EPLS) or any successor exclusion database.

Should Schnabel Engineering, LLC become aware of any information that materially contradicts the statements made in this certification, the firm will promptly notify the appropriate contracting agency.

8. Conclusion

REASONS TO SELECT SCHNABEL

Our strong presence in North and South Carolina, positions us to provide timely, cost-effective, and context-sensitive solutions tailored to the unique needs of the Town. Over the past 15 years, Schnabel has delivered engineering services for over 200 dams in the states, many of which involved complex technical challenges, aging infrastructure, and/or high-hazard classifications. This deep well of experience has made us experts in North Carolina's and South Carolina's dam safety regulations, local permitting processes, regional geology, and hydrologic conditions.

Our portfolio includes award-winning dam rehabilitation projects that have improved safety, enhanced community resilience, and extended the useful life of critical infrastructure. We have worked extensively with the both NCDEQ, and SCDES and understand the nuances of their processes and expectations. Our long-standing relationships with state regulators, combined with our technical excellence, ensure that we can efficiently move projects from concept through design, permitting, and construction.

Schnabel's reputation in dam safety extends beyond the states levels. Nationally, we are recognized as a leader in dam engineering, providing services to a broad range of clients including federal and state agencies, municipalities, public and private utilities, and non-governmental organizations. We bring this wide-ranging experience to every engagement, enabling us to apply industry best practices while tailoring solutions to local conditions. We are prepared to support the Town with dam engineering services under this contract, including design, permitting and regulatory coordination, and construction phase engineering services. Our highly qualified team is committed to delivering sustainable, resilient solutions that align with both current needs and long-term community goals.

As mentioned in our SOQ, within the past five years alone, Schnabel has managed the design and construction of two Federal Emergency Management Agency (FEMA) funded dam remediation projects in North Carolina and South Carolina. In conclusion, Schnabel offers the ideal combination of local knowledge, technical depth, and a demonstrated commitment to collaboration and inclusion. We are ready to be in partnership with the Town and the State of North Carolina, delivering dam infrastructure solutions that are safe, efficient, equitable, and future-focused.

Dam engineering work is not a sideline at Schnabel — it is a corporate commitment and a critical part of our long-term strategy and business plan.



“Schnabel’s attention to detail and collaboration with the contractor allowed for detailed cost control on the project, which in turn came in under an already well below anticipated budget. Your partnering approach during the construction phase eliminated conflicts that also allowed for a collaborative team effort.”

– Melinda King, PE, Construction Engineer
City of Greensboro (now with City of High Point).



AGENDA ITEM

DATE: June 16, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO
Emily Dale, Accounting Manager/Town Clerk

SUBJECT: NCLM Proposal for Property Liability and Workers Compensation Insurance

BACKGROUND: Property Liability and Workers Compensation has had a significant impact on the Departmental Budgets. During the budget work session held on June 5, 2026, I shared with the Town Board the fiscal impact of line items that increased over the prior fiscal year. The largest single item in the General Fund was Property Liability and Workers Compensation Insurance which was \$56,000 higher compared to the previous year's budget.

Town staff has been in touch with the NCLM on obtaining insurance quotes for Property Liability and Workers Compensation insurance. The NCLM has shared with us significant savings for all departmental budgets. As such, staff recommends that the NCLM Interlocal Risk Management Agency be retained as the Town's insurance carrier.

The NCLM Interlocal Risk Management Agency will provide Interlocal Agreement and Resolution for Town Board approval at your August 18, 2026 meeting. Approval of Acceptance Form at your June 16, 2026 Town Board meeting will bind coverage effective July 1, 2026 for fiscal year FY27.

RECOMMENDATION: Approve Proposal Acceptance Form Authorizing North Carolina Interlocal Risk Management Agency to provide Property Liability and Workers Compensation Insurance for the Town of Tryon

FISCAL IMPACT: The Town Departments will see significant savings in all FY27 Departmental Budgets



INTERLOCAL RISK FINANCING FUND OF NORTH CAROLINA

Property and Liability Self-Insured Fund

Accept	Reject	Coverage	Limit	Deductible	Effective Date
		Liability			
Y		General Liability *	\$ 5,000,000	\$ 0	07/01/2026
Y		Employee Benefits Liability*	\$ 5,000,000	\$ 1,000	07/01/2026
	Y	Premises Medical Pay			
Y		Police Professional Liability	\$ 5,000,000	\$ 10,000	07/01/2026
Y		Public Officials Liability	\$ 5,000,000	\$ 10,000	07/01/2026
Y		Employment Practices Liability	\$ 5,000,000	\$ 10,000	07/01/2026
	Y	Liquor Liability			
		Property			
Y		Blanket Buildings & Personal Property *	\$ 25,950,388	\$ 2,500	07/01/2026
		Inland Marine			
Y		Municipal Equipment	\$ 1,329,071	\$ 1,000	07/01/2026
Y		Computer Equipment & Media	\$ 50,000	\$ 1,000	07/01/2026
Y		Portable Equipment	\$ 38,256	\$ 250	07/01/2026
Y		Fine Arts	\$ 57,000	\$ 1,000	07/01/2026
		Scheduled Animal			
		Crime			
Y		Employee Dishonesty	\$ 500,000	\$ 5,000	07/01/2026
Y		Forgery & Alteration	\$ 500,000	\$ 5,000	07/01/2026
Y		Inside Premises – Theft of Money or Security	\$ 25,000	\$ 1,000	07/01/2026
Y		Outside Premises	\$ 25,000	\$ 1,000	07/01/2026
	Y	Public Officials Bond			
		Automobile			
Y		Automobile Liability *	\$ 5,000,000	\$ 0	07/01/2026
Y		Auto Physical Damage - Comprehensive	1143345		07/01/2026
Y		Auto Physical Damage - Collision	1143345		07/01/2026
Y		Uninsured/Underinsured Motorist Coverage	\$ 100,000	\$ 0	07/01/2026
	Y	Impounded Vehicles (Comp/Collision)			
		Other			

* Indicates "core" coverage which must be elected before other optional coverage may be purchased

We have selected and hereby accept the above coverage(s) offered by the Interlocal Risk Financing Fund of North Carolina (IRFFNC/Property & Liability Program). We understand that this form constitutes acceptance of membership in the IRFFNC/Property & Liability Program and the coverage(s) selected will be bound on the effective date indicated subject to (i) the issuance of Declarations of Coverage by IRFFNC/Property & Liability Program and (ii) timely payment of contribution.

Name of Entity: Town of Tryon	Date: 06/16/2026
Signature of Authority:	Title:

Contribution Payment Option: Annual Quarterly**

Risk Management Services
Underwriting - Property & Liability Program
434 Fayetteville Street, Suite 1900, Raleigh, NC 27602

**Quarterly Payment option is not available for short term policies.

Agenda Item Summary Sheet



Meeting Date: 6/16/26	Agenda Item Number: 10
Submitted By: Emily Dale, Town Clerk	
Attachments: Steve Sloan application	

Topic: Board Appointments

Requested/Recommended Action & Motion: Appoint Steve Sloan to HFBS. Reappoint Melanie Jackson, John Vining, and Bill Crowell to Tryon Tourism Development Authority.

Summary Explanation & Background: The above mentioned individuals currently serve on their respective Boards. Their terms are up effective June 30, 2026. They have all expressed their desire to be reappointed.

Steve Sloan: 4 year term; Steve Nelon is not serving on the Board after his term is up on June 30,2026. Sloan will be taking his seat.

Melanie Jackson and John Vining: 2 year

Bill Crowell: 1 year

Fiscal Impact:

**TOWN OF TRYON
APPLICATION FOR VOLUNTEER BOARD
PERSONAL HISTORY FORM**

15 Doubleday Road

NAME Steve Sloan HOME ADDRESS _____

BOARD(S) YOU ARE APPLYING FOR:

- ABC, Board of Planning & Adjustment, Cemetery,
- Depot Master Plan, Downtown Finance Construction, Eastside
- Citizens Advisory, Fire Commission, Harmon Field Board of
- Supervisors, Historic Preservation Commission, Park,
- Public Works, Rail Corridor Committee, Tourism Authority,
- Town Hall Restoration

BUSINESS ADDRESS 5201 Pelham Road Greenville, SC 29615

PHONE (WORK) (HOME)

(CELL) E-MAIL

MARITAL STATUS Married NAME OF SPOUSE Jennifer Mathews

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF TRYON? YES NO

HOW LONG HAVE YOU BEEN A RESIDENT OF TRYON? Five YEARS

NAME AND LOCATION OF HIGH SCHOOL ATTENDED: _____
Wade Hampton High School Greenville, SC

COLLEGE: Winthrop College Rock Hill, SC TYPE DEGREE: _____

PRESENTLY EMPLOYED BY: Super Duper Publications

JOB TITLE: Conventions and Warehouse Coordinator

CURRENT MEMBERSHIP IN ORGANIZATIONS AND OFFICES HELD: _____
Harmon Field Board of Supervisors

PAST MEMBERSHIP IN ORGANIZATIONS AND OFFICES HELD: _____

PREVIOUS SERVICE ON ANY CITY BOARD/COMMISSION: YES NO
IF SO, WHICH: Harmon Field Board of Supervisors WHEN: 7/1/24 to present

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING
AS A MEMBER OF A BOARD/COMMISSION? YES NO
IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS
APPOINTMENT(S)(OPTIONAL)(Use back or additional sheet if more space needed.)

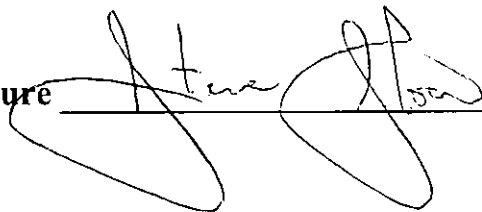
Work well with current board and believe that can continue. Helped current Board make
important decisions bringing back Harmon Field from Hurricane Helene.

**APPLICATION FOR
APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

Page 2 of 2

(Historic Preservation Commission candidates only) **ARE YOU EMPLOYED IN ANY OF THE DISCIPLINES OF ARCHITECTURE, HISTORY, ARCHITECTURAL HISTORY, PLANNING, ARCHEOLOGY OR RELATED PROFESSIONS?** YES NO IF YES, EXPLAIN.

NOTE: This information along with other material may be used by the City Council in making appointments to Boards and Commissions and in the event you are appointed, it may be used as a basis for news release to identify you to the community.

Signature  Date 6/3/2026

Please submit completed form to:

**Town of Tryon
301 North Trade Street
Tryon, NC 28782**

Attention: Town Clerk



**NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY
Worker's Compensation**

**Proposal Acceptance Form
For
Fund Year 2026-2027**

I certify that our Governmental Unit accepts the attached Workers' Compensation quote and choose the options indicated below. We understand that this form constitutes acceptance of membership in NCIRMA for the 2025-2026 Fund Year and the coverage selected will be bound on the effective date indicated on the attached Estimated Annual Premium Report, subject to (i) the issuance of Declarations of Coverage by NCIRMA and (ii) timely payment of premium. We further understand that these options cannot be revised during the program year.

LIMITS & DATES			
Employers Liability Limits	500,000/500,000/500,000	Deductible	\$ 0
Effective Date	07/01/2026	IRFFNC Member?	Yes

SIGNATURE	
Name of Entity: Town of Tryon	Date: 06/10/2026
Signature of Authority:	Printed Name of Authorized Individual
Title:	Telephone: (828) 859-6654

Contribution Payment Option: Annual Quarterly*

Risk Management Services
Underwriting – Workers Compensation Underwriting
434 Fayetteville Street, Suite 1900, Raleigh, NC 27601

*Quarterly Payment has a 4% finance fee

Revenue Stamps \$ 11.00

DRAINAGE EASEMENT

THIS INSTRUMENT DRAWN BY Nathaniel R Clapsaddle CHECKED BY _____

Return to: Jacob B Day, Division R/W Agent, NCDOT
1594 E Main ST
Sylva NC 28779

NORTH CAROLINA
COUNTY OF POLK
TAX PARCEL P49-11, P49-13

TIP/PARCEL NUMBER: BP14-R043 001
WBS ELEMENT: BP14.R043.2
ROUTE: Timber Bridges 129 on
SR1502, 203 on SR1124, 208
on SR1547, 217 on SR1167

THIS EASEMENT, made and entered into this the _____ day of _____ 20 _____
by and between Town Of Tryon
301 N Trade St
Tryon, NC 28782

hereinafter referred to as GRANTOR, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

THAT WHEREAS, the DEPARTMENT desires to construct and maintain a drainage facility through and across the property of GRANTORS,

AND WHEREAS, GRANTORS, recognizing the benefits accruing to their said property through the construction and maintenance by the DEPARTMENT of roads and highways upon or in the vicinity of said property of GRANTORS,

NOW, THEREFORE, in consideration of said benefits, and further consideration of \$ 5,500.00 and other valuable considerations, GRANTORS hereby release the DEPARTMENT, its successors and assigns, from any and all claims for damages by reason of the construction and maintenance of said drainage facility across and through the lands of GRANTORS, and GRANTORS hereby give, grant, bargain, sell and convey unto the DEPARTMENT, its successors, and assigns, an easement for the construction and maintenance of a drainage facility across and through the property of GRANTORS located in Tryon Township, Polk County, and being more fully described in a deed recorded in Book 390, Page 611, Book 146, Page 82, Polk County Registry, said easement being described as follows

Point of beginning being S 33°36'55" W, 814.04 feet from monument "G-101" having North Carolina State Plane coordinates (NAD83) of Northing 546470.68, Easting 1036393.73; thence along a curve 46.833 feet and having a radius of 1070.000 feet. The chord of said curve being on a bearing of S 30°59'55" W, a distance of 46.83 feet thence to a point on a bearing of N 59°08'25" W 28.01 feet; thence to a point on a bearing of N 27°36'40" E 13.29 feet; thence to a point on a bearing of N 61°00'27" E 37.62 feet; thence to a point on a bearing of N 29°44'43" E 42.97 feet; thence to a point on a bearing of S 60°15'19" E 10.00 feet; thence to a point on a bearing of S 29°44'41" W 42.13 feet; returning to the point and place of beginning. _____

The final right of way plans showing the above described areas are to be certified and recorded in the Office of the Register of Deeds for said county pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

Said Permanent Drainage Easement (PDE) in perpetuity is for the installation and maintenance of drainage facilities as described below. The DEPARTMENT and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said Drainage Easement area(s) a drainage facility with all necessary pipes, poles and appurtenances, together with the right at all times to enter said Drainage Easement area(s) for the purpose of inspecting said drainage facility and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said drainage facility, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same. The DEPARTMENT and its agents or assigns shall also have the right to access the Drainage Easement area(s) at any time and from time to time by vehicles, equipment, and pedestrians, provided that such access to the Drainage Easement area(s) from outside of the Drainage Easement area(s) shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access.

It is understood and agreed that the DEPARTMENT shall have the right to construct and maintain the cut and/or fill slopes in the above-described Permanent Drainage Easement area(s). It is further understood and agreed that Permanent Drainage Easement shall be used by the DEPARTMENT for additional working area during the above described project.

The underlying fee owner retains the right to continue to use the Permanent Drainage Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Permanent Drainage Easement area(s) to access the easement area or the remainder of the property, or for parking.

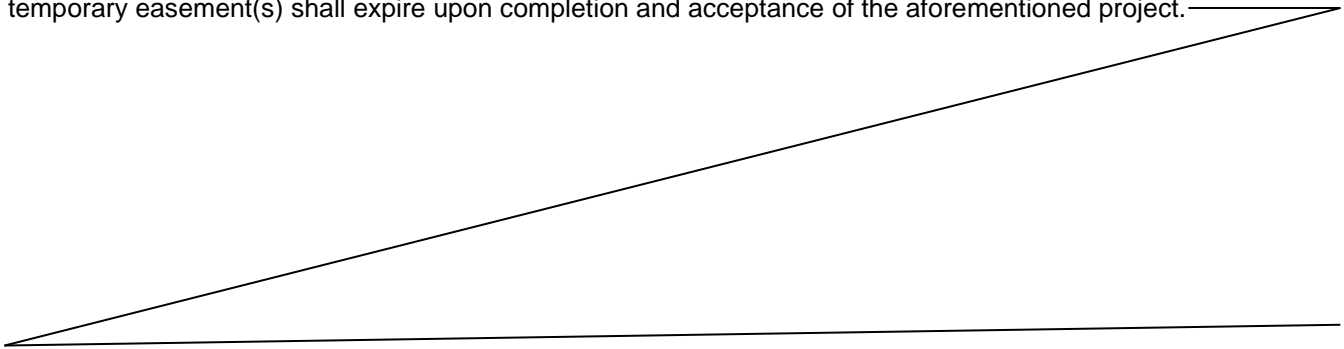
The DEPARTMENT'S acquisition of the Permanent Drainage Easement(s), by itself, does not constitute new control of access (C/A) pursuant to N.C.G.S. §§ 136-89.51 or 136-89.52. Further, this easement does not allow the DEPARTMENT or any utility to prevent the landowner from accessing the easement or the remainder of the property outside the easement.

Upon completion and acceptance by the DEPARTMENT of the above-described project, no utilities, appurtenances, or work performed by the DEPARTMENT, a utility or other assigns pursuant to the rights granted under the easement within the Permanent Drainage Easement(s), shall be added or modified in a manner that interferes with the underlying fee owner's existing points of ingress, egress, and parking, unless appropriate substitute access or parking is provided or the DEPARTMENT provides just compensation for the taking of those rights. If existing points of ingress or egress do not exist, or if additional points of ingress or egress are desired, nothing in this easement prohibits the underlying fee owner from applying for a driveway permit from the DEPARTMENT in the ordinary course. A court of competent jurisdiction shall at all times retain the authority to determine whether the DEPARTMENT or its agents or assigns have exceeded the scope of the rights granted under the easement.

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

Temporary Construction Easement One described as follows:
Point of beginning being S 33°27'26" W, 884.87 feet from monument "G-101" having North Carolina State Plane coordinates (NAD83) of Northing 546470.68, Easting 1036393.73; thence from the Point of beginning to a point on a bearing of N 17°38'04" W 36.26 feet thence to a point on a bearing of S 59°08'25" E 28.01 feet; thence along a curve 24.045 feet and having a radius of 1070.000 feet. The chord of said curve being on a bearing of S 32°53'47" W, a distance of 24.04 feet returning to the point and place of beginning.

The underlying fee owner retains the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Temporary Easement area(s) to access the easement area or the remainder of the property, or for parking. This temporary easement(s) shall expire upon completion and acceptance of the aforementioned project.

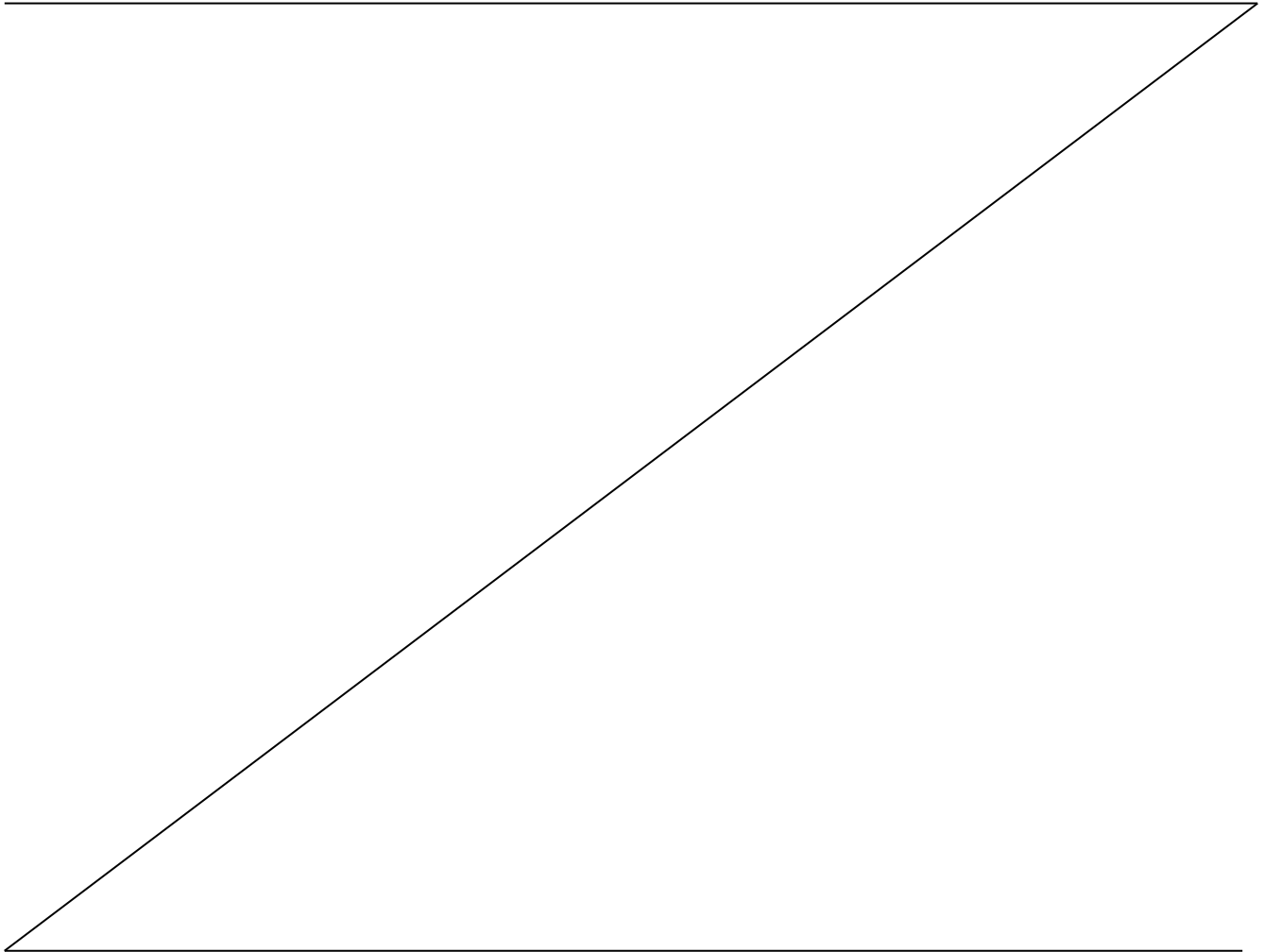


Temporary Construction Easement Two described as follows:

Point of beginning being S 29°21'35" W, 751.34 feet from monument "G-101" having North Carolina State Plane coordinates (NAD83) of Northing 546470.68, Easting 1036393.73; thence from the Point of beginning to a point on a bearing of N 29°44'41" E 10.28 feet thence to a point on a bearing of S 02°15'38" E 6.45 feet; thence to a point on a bearing of S 65°10'00" W 5.90 feet; returning to the point and place of beginning.

It is understood and agreed that the DEPARTMENT shall have the right to construct and maintain the cut and/or fill slopes in the above-described area(s) until such time that the property owners alter the adjacent lands in such a manner that the lateral support of the cut and/or fill slopes are no longer needed. Any additional construction areas lying beyond the right of way limits and beyond any permanent easement areas will terminate upon completion of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Temporary Easement area(s) to access the easement area or the remainder of the property, or for parking.

This EASEMENT is subject to the following provisions only: NONE



There are no conditions to this EASEMENT not expressed herein.

To HAVE AND TO HOLD said perpetual easement for highway purposes unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the easement; and that they will forever warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # BP14.R043.2 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # BP14.R043.2, Polk County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

COUNTY: Polk WBS ELEMENT: BP14.R043.2 TIP/PARCEL NO.: BP14-R043 001

IN WITNESS WHEREOF, GRANTOR, pursuant to a resolution dated _____, has caused this instrument to be signed in its corporate name by its MAYOR, its corporate seal hereto affixed, and attested by its TOWN CLERK, by order of the Tryon TOWN COUNCIL, this the day and year first above written

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Town of Tryon

BY: _____, Mayor of Town of Tryon

Corporate Seal

ATTEST: _____, Clerk of the Town of Tryon

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that she is the CLERK of the TOWN OF <u>Tryon</u> , and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the TOWN of Tryon, sealed with its corporate seal, and attested by _____ as its TOWN CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 ____.
	_____ Notary Public
	My commission expires:

VENDOR REGISTRATION FORM
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

Pursuant to Internal Revenue Service (IRS) Regulations, vendors must furnish their Taxpayer Identification Number (TIN) to the State. If this number is not provided, you may be subject to a 24% backup withholding on each payment. To avoid this 24% withholding and to ensure that accurate tax information is reported to the Internal Revenue Service and the State, please use this form to provide the requested information exactly as it appears on file with the IRS.

NAME ON FORM IS REQUIRED TO BE THE LEGAL ENTITY OR INDIVIDUAL NAME DOING BUSINESS WITH NCDOT:
INDIVIDUAL AND SOLE PROPRIETOR - ENTER NAME AS SHOWN ON SOCIAL SECURITY CARD
CORPORATION OR PARTNERSHIP - ENTER YOUR LEGAL BUSINESS NAME

NAME: _____
(NAME OF COMPANY OR INDIVIDUAL REGISTERED TO THE PROVIDED TAX ID)

PHYSICAL ADDRESS: STREET/PO BOX: _____

CITY, STATE, ZIP: _____

DBA / TRADE NAME (IF APPLICABLE): _____

BUSINESS DESIGNATION: INDIVIDUAL (use Social Security No.) SOLE PROPRIETOR (use SS No. or Fed ID No.)
 CORPORATION (use Federal ID No.) PARTNERSHIP (use Federal ID No.)
 ESTATE/TRUST (use Federal ID no.) STATE OR LOCAL GOVT. (use Federal ID No.)
 OTHER / SPECIFY _____

SOCIAL SECURITY _____ - _____ - _____ (Social Security #)
OR
FED.EMPLOYER IDENTIFICATION NO. _____ - _____ - _____ (Employer Identification #)

COMPLETE THIS SECTION WITH CHECK MAILING ADDRESS AS IT APPEARS ON INVOICES:

REMIT TO ADDRESS: STREET / PO BOX: _____
CITY, STATE, ZIP: _____

Participation in this section is voluntary. You are not required to complete this section to become a registered vendor. The information below will in no way affect the vendor registration process and its sole purpose is to collect statistical data on those vendors doing business with NCDOT. If you choose to participate, circle the answer that best fits your firm's group definition.

What is your firm's ethnicity? (Prefer Not To Answer, African American, Native American, Caucasian American, Asian American, Hispanic American, Asian-Indian American, Other: _____)

What is your firm's gender? (Prefer Not to Answer, Male, Female) Disabled-Owned Business? (Prefer Not to Answer, Yes, No)

IRS Certification

Under penalties of perjury, I certify that:

- 1. The number shown on this form is my correct taxpayer identification and
- 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the IRS that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- 3. I am a U.S. person (including a U.S. resident alien).

The IRS does not require your consent to any provision of this document other than the certifications required to avoid backup withholding. For complete certification instructions please see IRS FORM W-9 at <http://www.irs.gov/pub/irs-pdf/fw9.pdf>.

NAME (Print or Type) _____

Owner
TITLE (Print or Type) _____

SIGNATURE (Typed, fonted and scripted signatures are not acceptable. DocuSigned signatures are accepted) _____

DATE _____ PHONE NUMBER _____

TIP/Parcel: _____

EMAIL _____

To avoid payment delays, completed forms should be returned promptly to:

NC Department of Transportation
Right of Way Unit
1546 Mail Service Center
Raleigh, North Carolina 27699-1514
FAX (919) 733-1390

Monthly Update- June 2026 Council Meeting
Downtown Development Director, Town of Tryon
Lourdes Gutierrez

- June Fourth Friday will host community organizations at the plaza with live music.
- July Fourth Friday will host a Shagging on the Square party. There will be live music and the Mountain Shag Club of Asheville will be in town for some shag lessons.
- TDDA membership drive will be underway for individuals, non-profits & businesses who would like to help us continue the work of enhancing downtown Tryon.
- TDDA co-sponsored the Tryon Historic Preservation Commission's talk at the Tryon Depot on May 15th. Jack Thomson from the State Historic Preservation office hosted a talk on the patchwork quilt of preservation.

- I Attended Saluda's Coffee with the City to discuss the Main Street program with Saluda officials and residents. Saluda is working on becoming a NC Main Street.
- Harmon Field is hosting a makers & vintage market (with a kids makers market) on July 18th and a second flea market on September 26th.
- NC Main Street has received a grant for professional videography & photography for all NC Main Streets. They will be in town on August 13th and I will coordinate with businesses. The Town will be given these assets to be used for tourism/visitor engagement purposes.
- I have reached out to Liz Parham, Director of the NC Main Street and Rural Planning Center, who confirmed that NC Main Street typically outsources economic impact studies. For reference, I am attaching a study completed several years ago that outlines the benefits of Local Historic Districts and their impact on small towns across North Carolina.

Additionally, I have included a retail snapshot prepared in collaboration with NC Main Street for Tryon in March 2025, as well as an economic impact study conducted by Clemson University regarding the Saluda Grade Rail Trail.

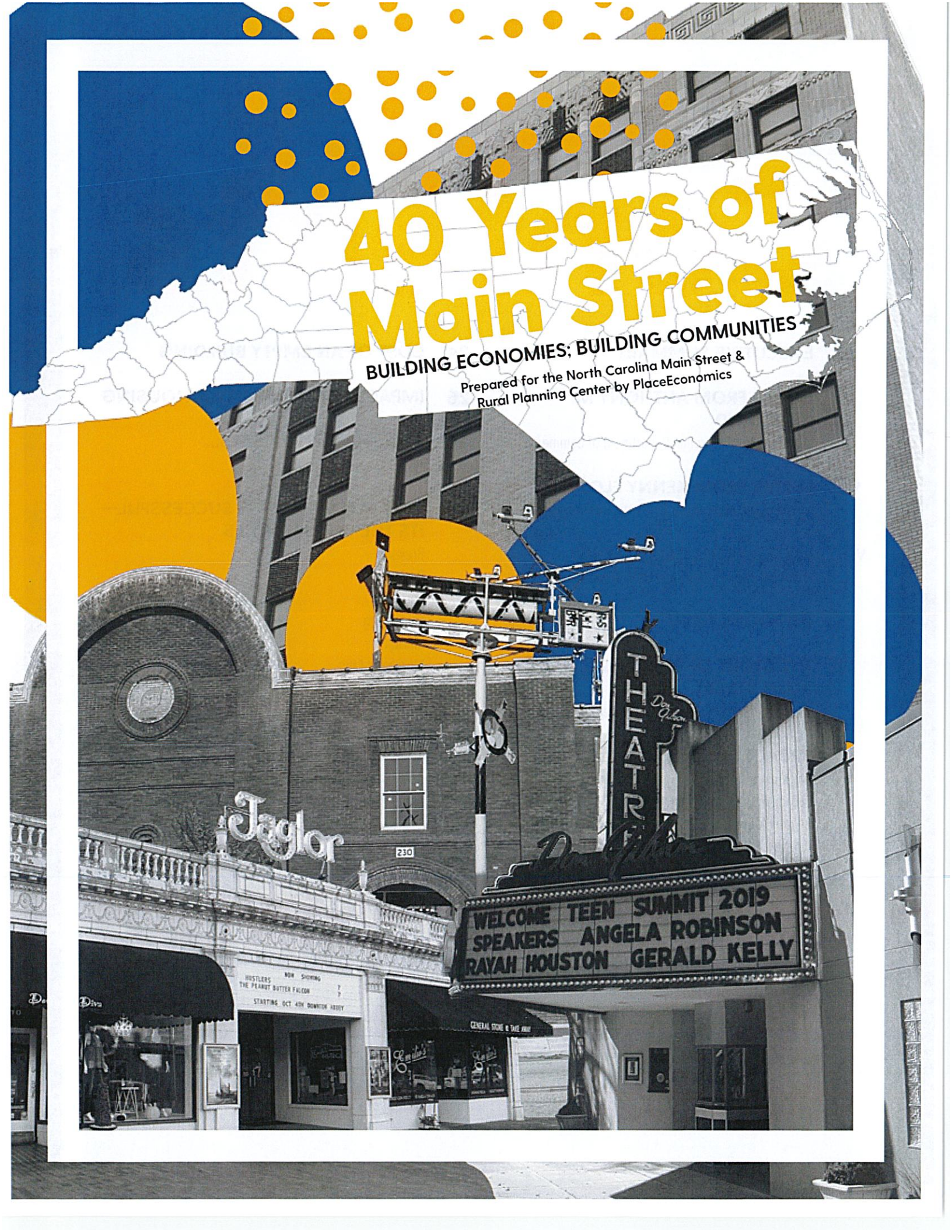
Should Council wish to pursue a new economic impact study, I would be happy to coordinate with the Foothills Regional Commission to facilitate the process. As part of this effort, it may also be beneficial to incorporate a rental rate analysis. Commercial rental costs remain a significant factor contributing to business turnover in our downtown, and a comprehensive study could help ensure that local rental rates are aligned with market conditions. Sharing these findings with property owners would support a more sustainable and competitive business environment.

Council may determine how they would like to proceed and provide direction to Jim on next steps.

40 Years of Main Street

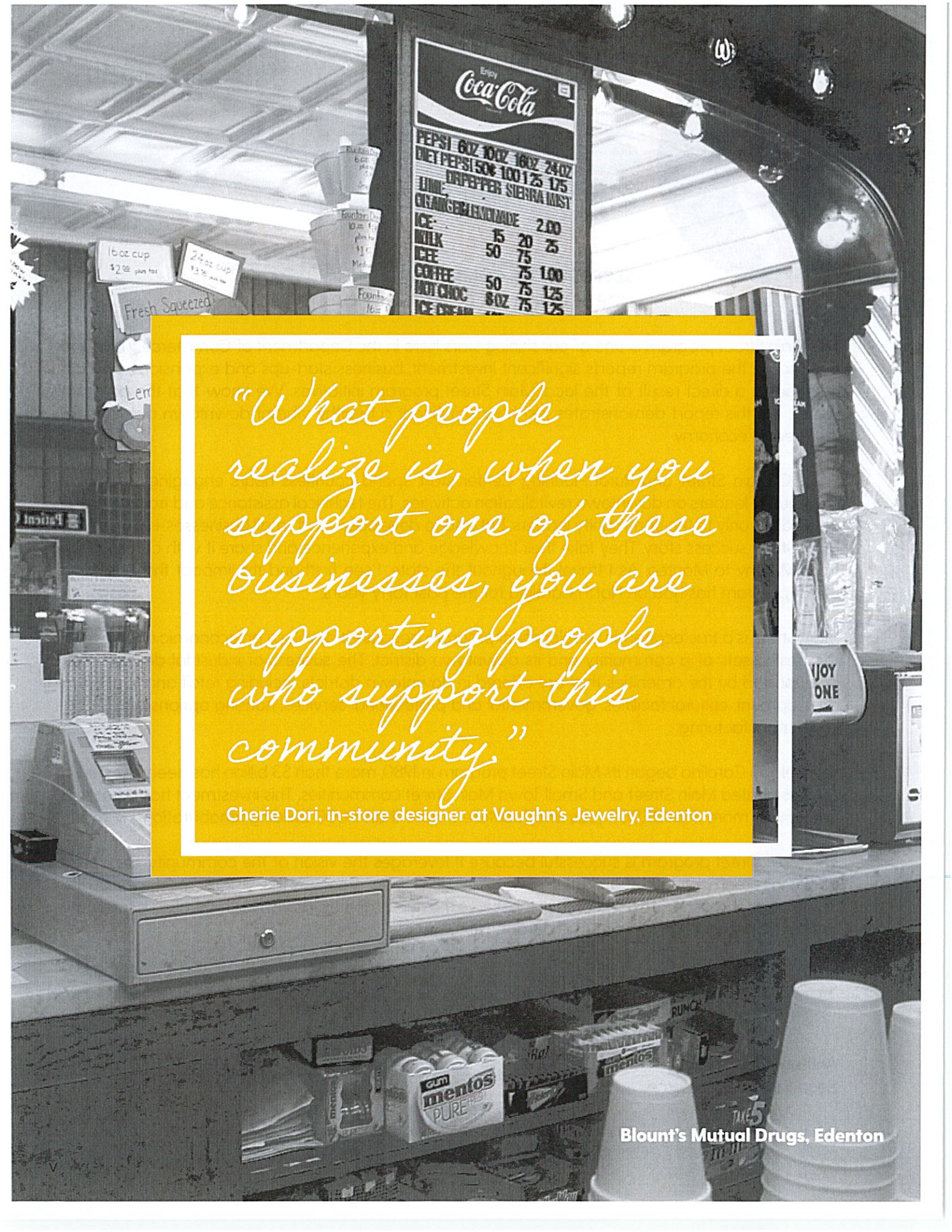
BUILDING ECONOMIES; BUILDING COMMUNITIES

Prepared for the North Carolina Main Street &
Rural Planning Center by PlaceEconomics





Edenton



"What people realize is, when you support one of these businesses, you are supporting people who support this community."

Cherie Dori, in-store designer at Vaughn's Jewelry, Edenton

Blount's Mutual Drugs, Edenton



Kenny Flowers

**ASSISTANT SECRETARY
NORTH CAROLINA RURAL ECONOMIC DEVELOPMENT**

The Main Street program, housed in the Rural Economic Development Division at Commerce, provides significant resources and engagement with North Carolina's rural communities in North Carolina. Our division has four strategic priorities:

- Build a strong ecosystem for rural prosperity
- Foster job growth and investment in rural communities
- Develop products and services to enhance community capacity
- Prioritize engagement and collaboration

The NC Main Street and Rural Planning Center staff work directly with community leaders on these priorities. Through strategic economic development planning, Main Street communities focus on strategies that will transform their downtown districts and build an economic ecosystem. Through guidance in historic preservation, building rehabilitation and business development, significant investments are made each year in local Main Street communities.

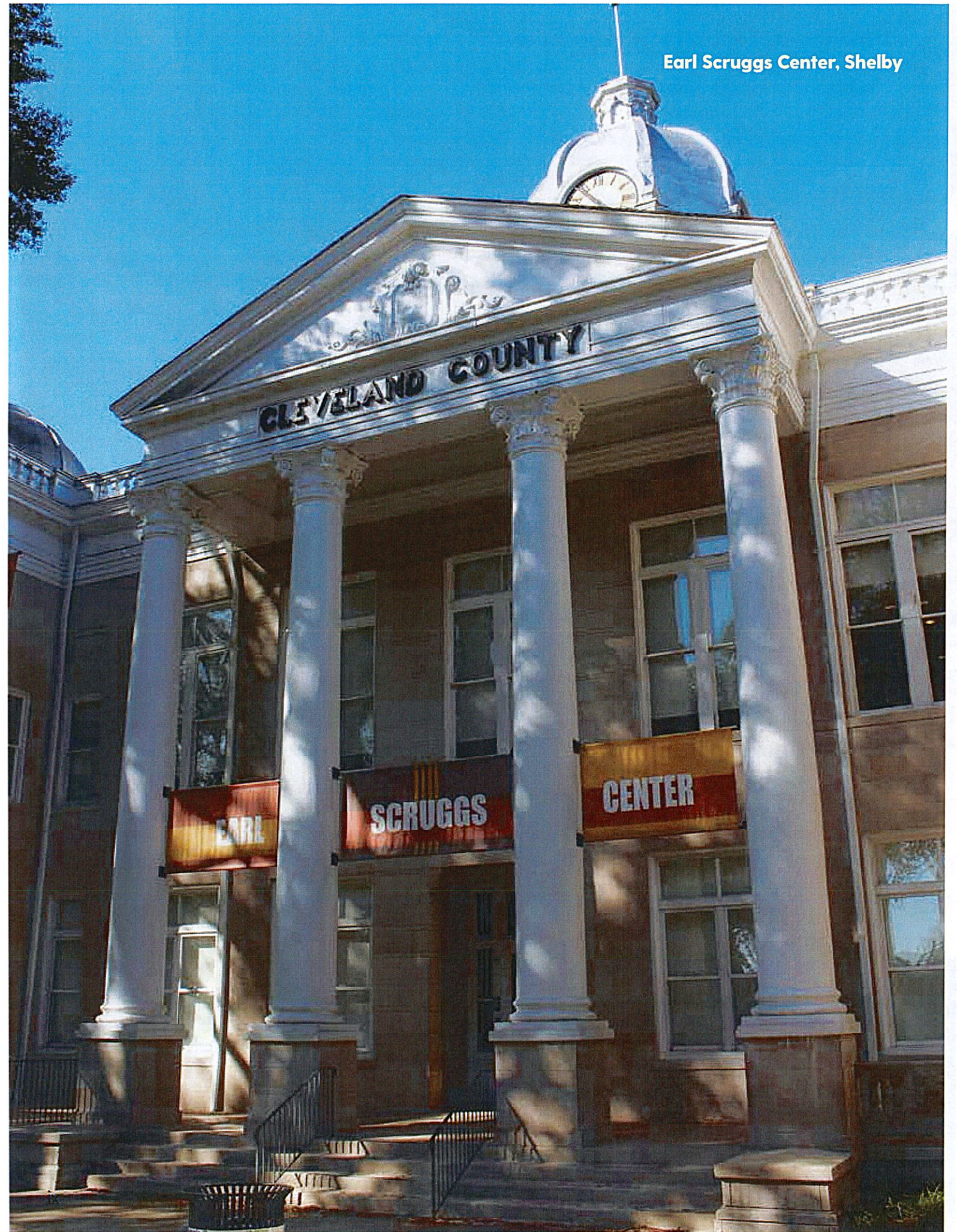
The Main Street conference, quarterly trainings, regional meetings, and downtown revitalization programs build local knowledge and capacity for project development. Working with other state, federal and nonprofit agencies and programs, the NC Main Street and Rural Planning Center builds a network for downtown revitalization collaboration.

The guidance, programming, educational opportunities and strategic planning services offered through the North Carolina Main Street program are putting rural towns and cities across the state on the path to a strong, healthy economy. This program continues to be a great asset for the Rural Economic Division.



Kenny Flowers
Assistant Secretary for Rural Economic Development

Earl Scruggs Center, Shelby



Introduction

“THE COMMUNITY WE’VE MADE WITH THE BUSINESS OWNERS IS REALLY TIGHT HERE.”

“WE’VE BECOME AN EXTENDED FAMILY.”

“IT HAS BEEN ABOUT BUILDING RELATIONSHIPS.”

If one can sum up what forty years of Main Street in North Carolina represents, perhaps it is found in those quotes from participating communities. Main Street has always been about creating an environment in which investment can occur, and the **best investment environments begin with strong and positive relationships**. North Carolina Main Street, as it celebrates its 40th year providing guidance to communities across the state, has helped foster the creation of strong and positive relationships among and within its towns. While a community development program, Main Street has also been a program about “developing community.”

But there is a second lesson learned over forty years. And that is that change is constant, and it requires vigilant and on-going management. North Carolina, much like the rest of the nation, has seen its share of economic declines, recessions, upheavals in key industries, and financial uncertainty. Main Street communities have not been immune to this impact. Yet the declines have been less severe and the recovery more rapid where there has been on-going downtown management. Managing change has been a mantra for Main Street, and the North Carolina Main Street communities that have maintained their commitment to downtown management have been the beacon that others have looked to for lessons learned, guidance and direction. North Carolina Main Street directors, with the support and leadership of the North Carolina Main Street staff, have made a difference.

When the Main Street program began in North Carolina in 1980, the primary mission was to stop the decline in downtowns by stemming the flow of investment dollars out of the central city. It was a daunting task, seen as unlikely by many. Yet, over time, the investment profile did change and more money started coming back into downtown than was leaving. Today, the mission is more multi-faceted. Part of that mission is still to provide guidance to those who seek to invest in downtown such that their dollars – or programmatic ideas – not only add value, but also **leverage greater outcomes that benefit the entire community**. But Main Street management has also evolved. For many programs that means being more of a broker of information, a facilitator of conversation, than the central instigator. It still means creating the environment for investment, but now it is more about conducting the orchestra than playing the instruments.

So, as we acknowledge a significant milestone – forty years of Main Street – we must also acknowledge the role that the NC Main Street program itself has played. North Carolina’s government has been committed to the principles of Main Street, primarily the principle of **“incremental and long term,”** and has supported this effort through good budget years and lean ones. That commitment to North Carolina’s small towns, through what is now the NC Main Street and Rural Planning Center, has yielded great returns. It is a wonderful story and some of that will be highlighted here. But suffice it to say, relationships are still being formed, communities are still managing the change that is the challenge of the 21st century, and the Main Street story is still being written. **What will the next forty years bring?**

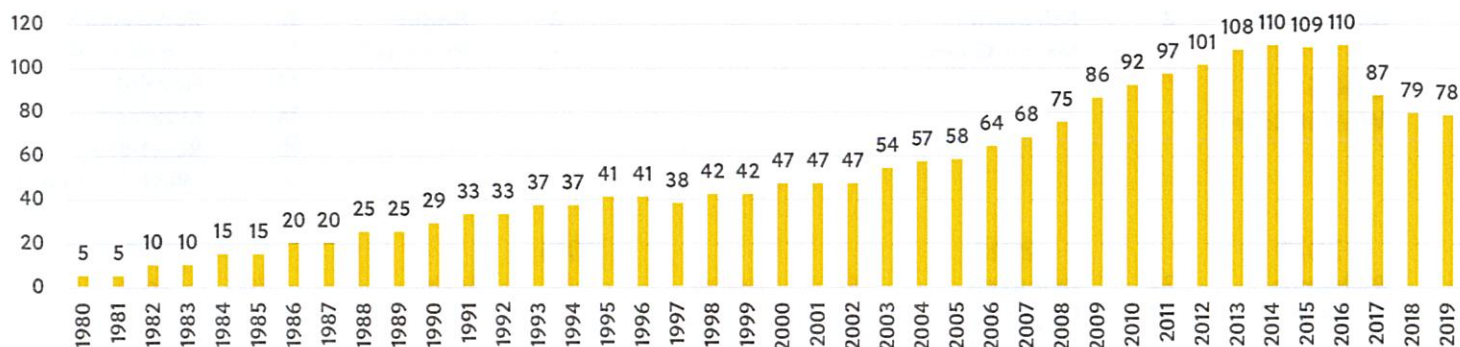
National Trust’s Main Street program, North Carolina Main Street has been providing invaluable resources to its communities since 1980. Housed under the North Carolina Department of Commerce, the program staffs six employees who assist Main Street communities across the state with design, planning, staff training, and capacity building.

Over the last 40 years, North Carolina Main Street has provided assistance to 113 designated communities in one capacity or another. All five of the founding North Carolina Main Street communities—New Bern, Salisbury, Shelby, Tarboro, and Washington—are still active Main Street programs today, which is a testament to the program’s success and value.

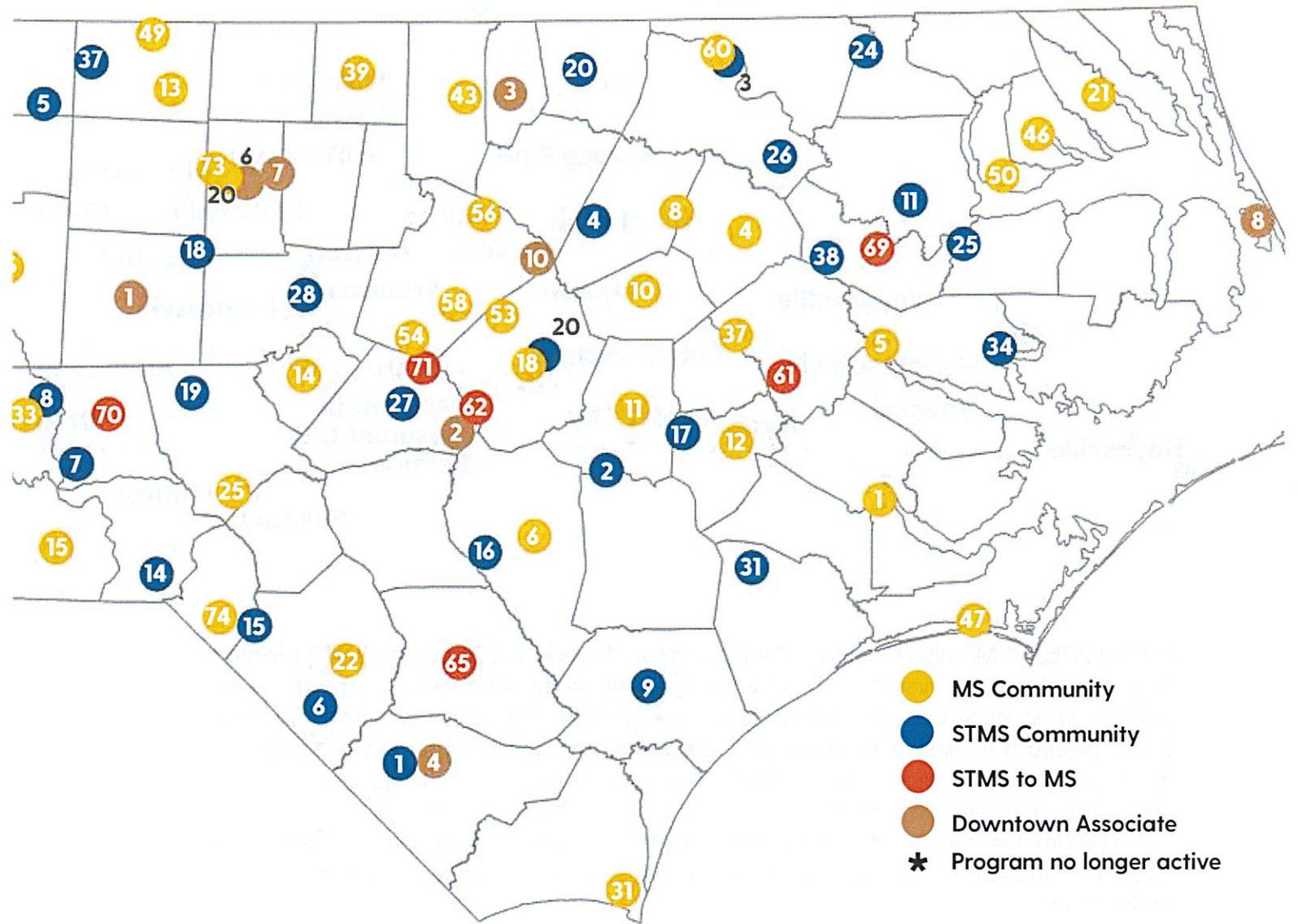
Because North Carolina Main Street is part of the Main Street America network, it follows the organization’s accreditation structure, which currently consists of two tiers: Affiliate and Accredited. Affiliate programs are organizations that have demonstrated commitment to comprehensive community revitalization. This level of membership allows communities that are interested in learning about the Main Street model to access the national network’s resources, and it allows those organizations that do not yet have the capacity for full designation to begin their revitalization efforts. A Main Street America Accredited program signifies a commitment to comprehensive revitalization, community engagement, and that the community has met basic best practices. This tier describes communities who have fully implemented a Main Street program and meet all 10 criteria of achievement as established by the National Main Street Center. Accreditation standards are slightly more rigorous, requiring an active board of directors, committees, an operating budget, and a program director.

In addition to the Main Street Accredited and Affiliate programs, in 2003, North Carolina also implemented the Small Town Main Street (STMS) program. The program, available first in the eastern part of the state then expanded statewide in 2007, was an initiative aimed at providing services to communities with populations less than 5,000. While still utilizing the Main Street Four-Point Approach, participating communities received two years of concentrated, monthly on-site technical services from NCMS staff.⁵ Following the initial two-year period, communities were given the opportunity to continue on in the program, receiving more limited services on an as needed basis, or to pursue a Main Street Accredited or Affiliate certification. Though the STMS program is still in existence, NCMS is no longer expanding the program with new applications.

All Main Street & Small Town Main Street Communities By Year

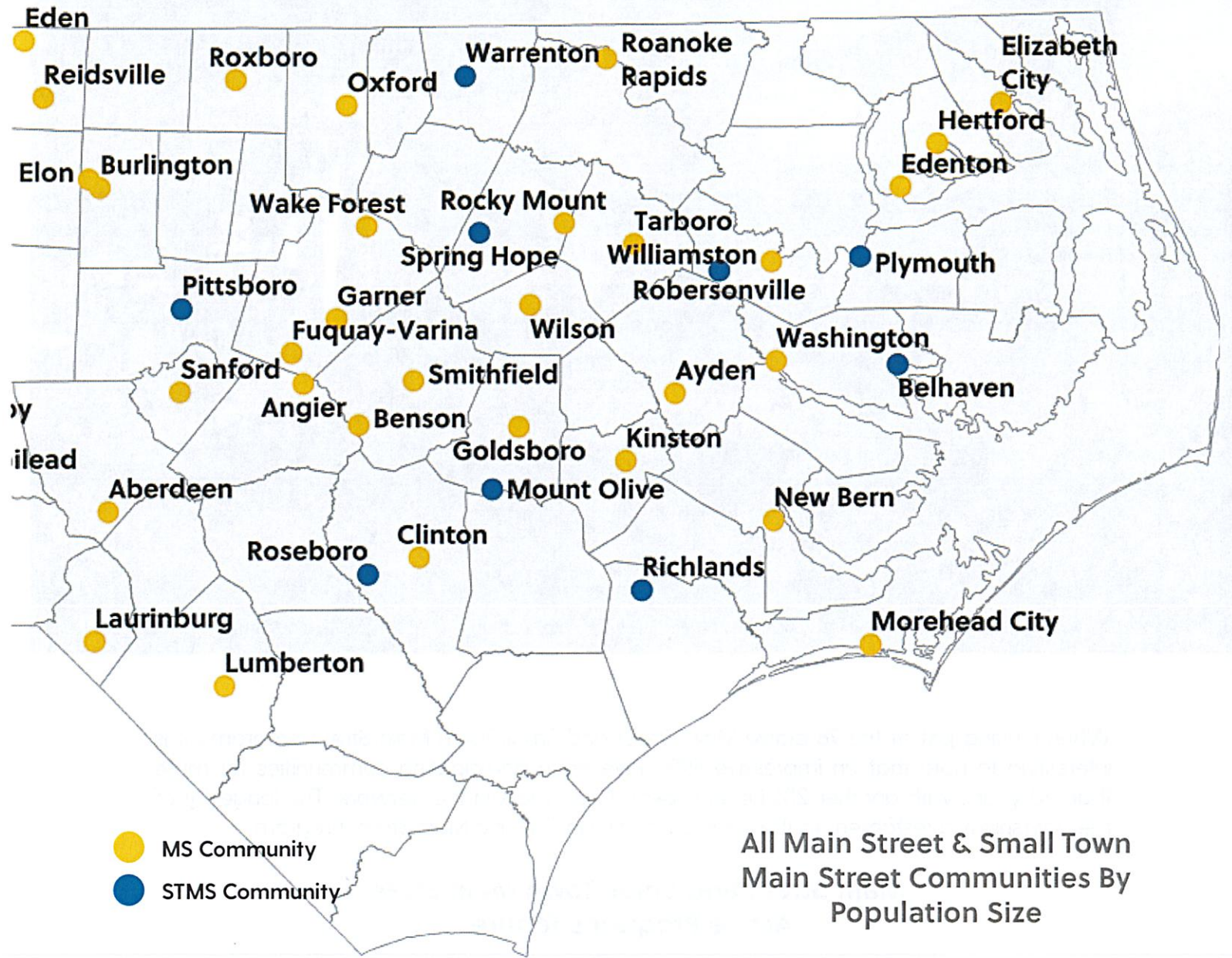


⁵ Press release, NC Department of Commerce, <https://www.nccommerce.com/news/press-releases/new-nc-small-town-main-street-communities-selected-0>

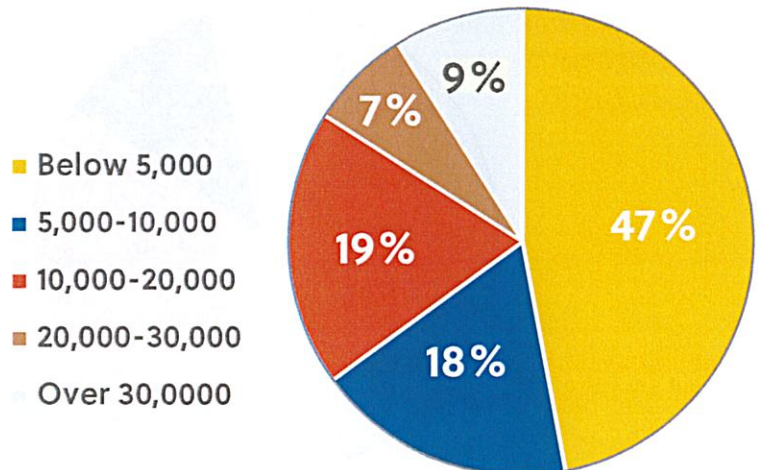


- MS Community
- STMS Community
- STMS to MS
- Downtown Associate
- *** Program no longer active

2009				2010		2011	
51 57 58 59 17 18	Roanoke Rapids Davidson* Garner* Kings Mountain La Grange* Liberty*	19 20 21	Robbins* Selma* Wilkesboro	22 23 24 25 26	Catawba* Highlands* Murfreesboro* Plymouth Scotland Neck*	27 28 29 30	Lillington* Pittsboro Troutman Warrenton
2018				2020			
71 73 74 4	Angier Elon Laurinburg Whiteville	5 6 7 8 9 10	Murphy Graham Mebane Manteo Pilot Mountain Zebulon				

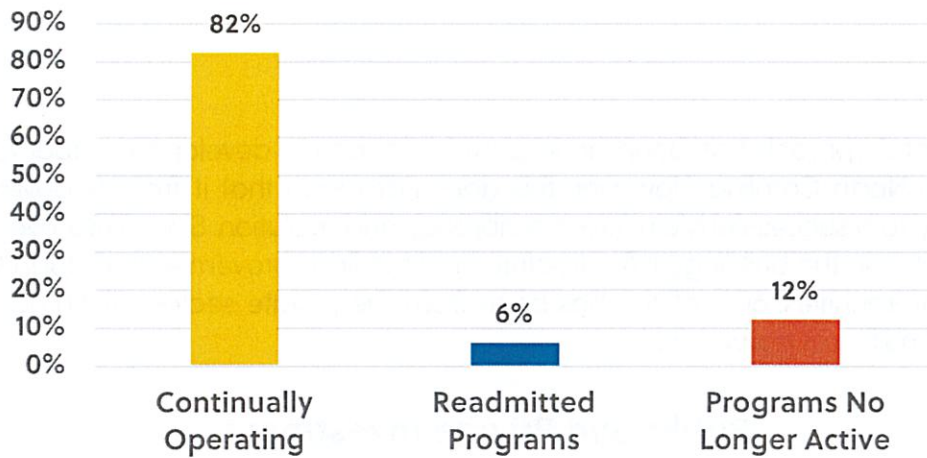


All Main Street & Small Town Main Street Communities By Population Size



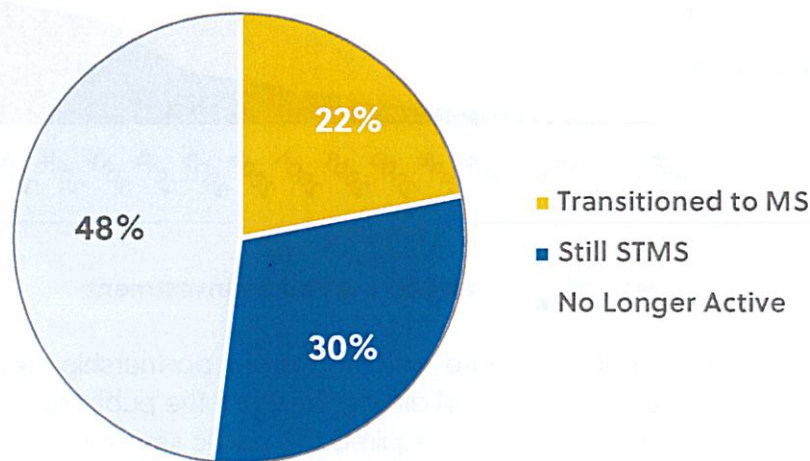
Communities may drop their Main Street designation due to a change in political leadership, a decline in resources that hampers their ability to sustain management, changing community priorities, or other reasons. Yet, it is not unusual for some of those communities to reclaim their designation when circumstances allow. Over the past 40 years, 82% of the North Carolina Main Street programs have been continually operating.⁹ Five percent have reclaimed their designation, while 12% dropped their designation and have yet to be readmitted.

Main Street Programs



Since the formation of the Small Town Main Street Program in 2003, a total of 50 communities have been designated STMS. Of those 50 communities, 22% have transitioned into full-fledged Main Street communities. Another 30% have chosen to remain in the STMS program to receive ongoing support from NCMS.

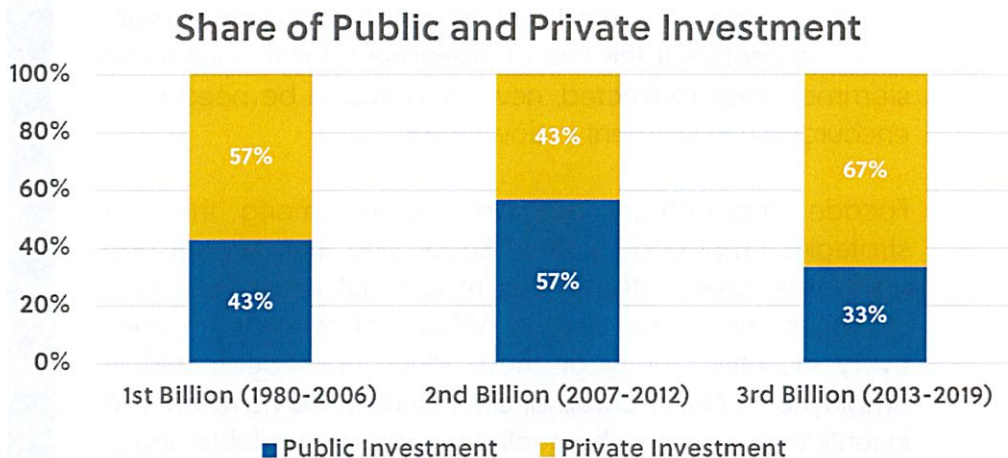
Small Town Main Street



⁹ This includes those programs that were originally designated Main Street programs, as well as Main Street programs that initially started as Small Town Main Street programs.

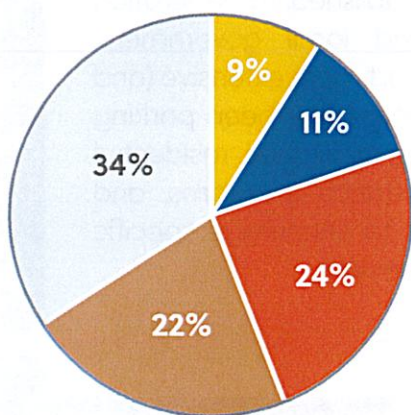
In the early part of the 2000s cities began to better understand the importance of downtown as a tax revenue generator, and this led to strategic infrastructure and other public improvements and investments to leverage private spending. The second billion dollars recorded by NCMS reflects this increased public sector spending and the private sector response between 2007 and 2012.

While increasing their collective public investment, cities and towns further enhanced the investment climate in downtown by updating policies to encourage upper floor use, especially housing; by introducing parking waivers; and by re-thinking regulations to support, rather than discourage, downtown redevelopment. Hence, NCMS saw its third billion dollars of investment between 2013 and 2019. This period was clearly led by private sector spending, as the numbers show.

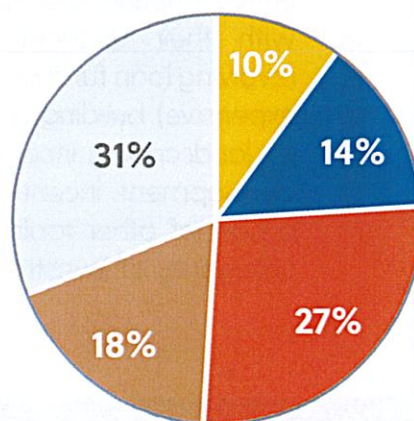


These investments in downtowns have not only been made in larger cities, like Concord, Rocky Mount, or Burlington. Investment from communities with population below 20,000 make up 44% of the total share of investment and 51% of private investment.

Share of Total Investment by Community Size



Share of Private Investment by Community Size



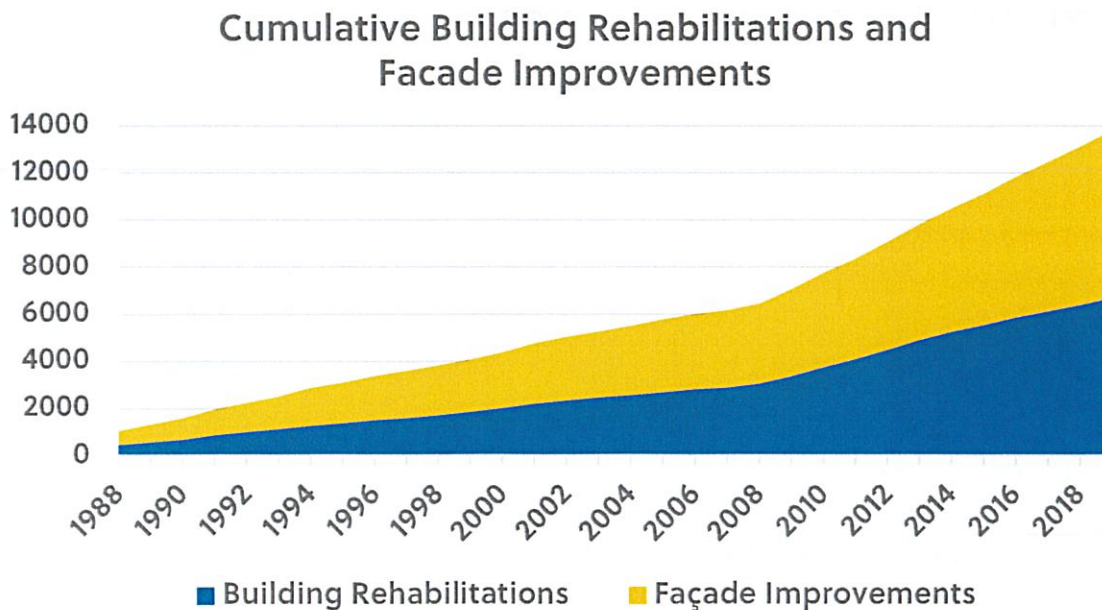
■ Below 5,000 ■ 5,000-10,000 ■ 10,000-20,000 ■ 20,000-30,000 ■ Over 30,000

FACADE IMPROVEMENTS AND BUILDING REHABILITATIONS

When Main Street began, there was considerable skepticism about the value of downtown revitalization efforts. To counter this, one of the earliest initiatives in almost every Main Street community was (and still is) the creation of a “facade improvement” program. Perhaps the most visible manifestation of Main Street health is the condition of building facades. This building feature serves as an important interface between the public and the activities located within. The condition of facades can change a visitor’s impression of the community, and improvements signal a vibrant, thriving downtown. For this reason, making sure that facades are properly maintained and thoughtfully restored is a vital aspect in the overall composition and feel of Main Street. This is why facade improvement incentive programs are typically one of the first steps taken in downtown revitalization. However structured, these programs encourage property owners to invest in their facades, therefore creating a visible impact that something positive is in fact happening. Investment is taking place.

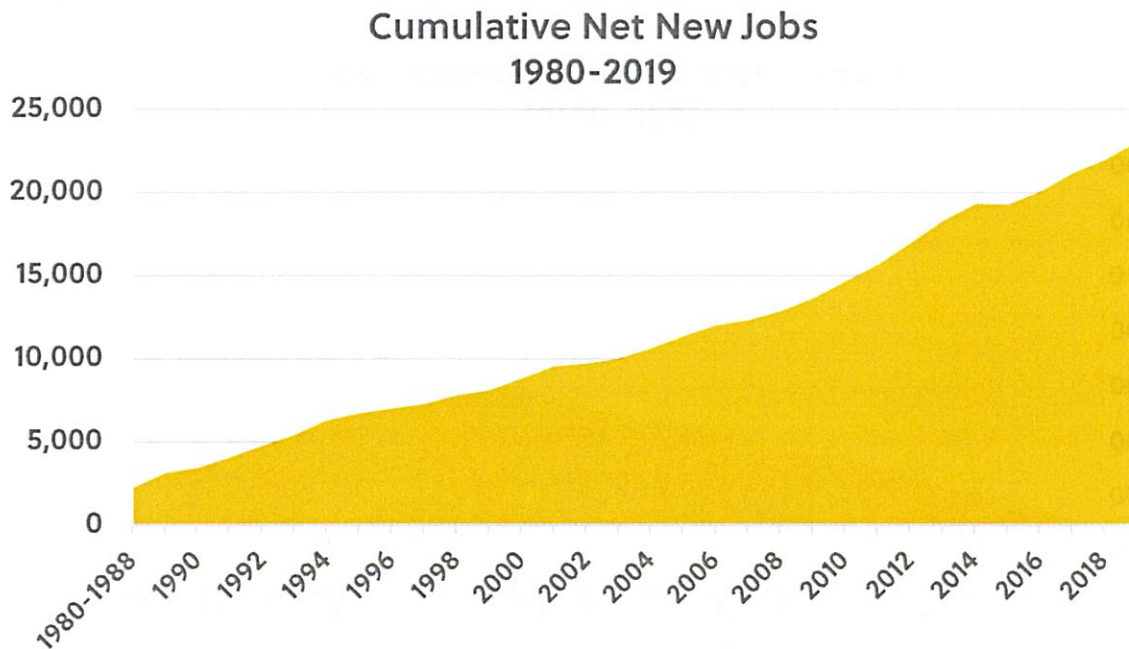
Some have said that the Main Street program is best described as creating an environment where investment can occur. Facade improvements are usually the leading indicators of new investment. As the investment climate improves, the confidence to take on more extensive, and more expensive, building rehabilitation rises. Main Street’s incremental nature is best exemplified by this—small, affordable facade improvements lead to more expensive, yet critical, building rehabilitations. Fixing the roof, improving HVAC, creating upper floor housing is not where most programs—or property owners—begin. Yet those substantial building rehab efforts are critical if new business is to be attracted.

In North Carolina, facade improvements make up approximately 52% of the projects taking place on existing buildings in Main Street communities, while the other 48% are building rehabilitation projects.

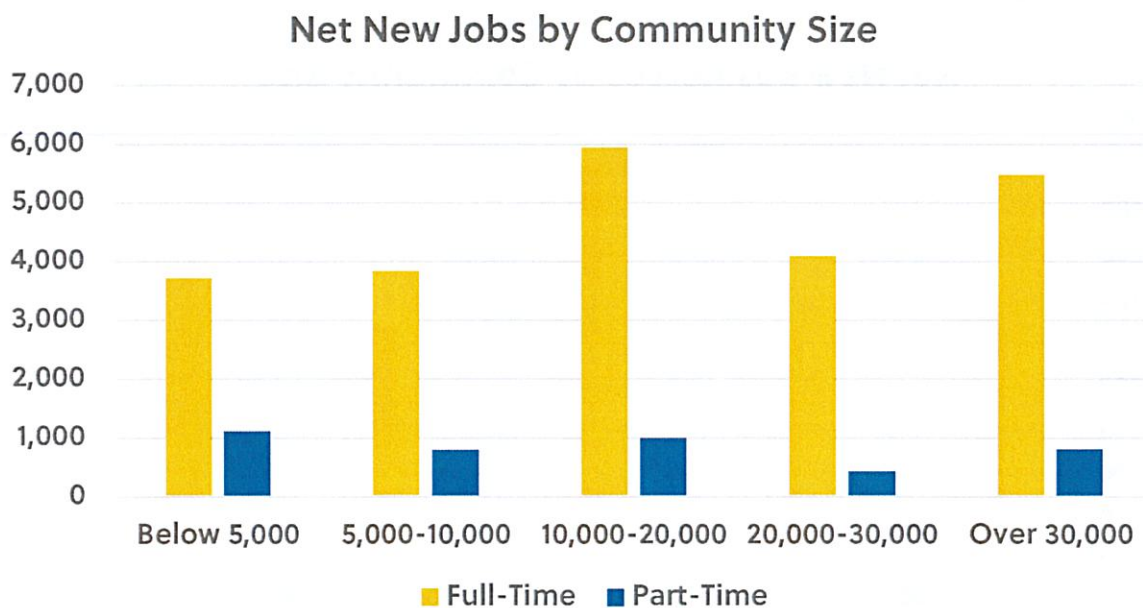


NET NEW JOBS

North Carolina Main Street gathers a broad range of statistics from its participating communities to measure change. Believing that “net job creation” was a more accurate depiction of the local economy than just “new jobs,” NCMS has asked communities to report not only the new jobs added, but also jobs lost. It is significant that North Carolina’s Main Street communities have reported a cumulative total of nearly 23,000 net new full-time jobs and just over 4,000 net part-time jobs.



Mid-size communities have seen the highest number of net new full-time jobs (approximately 5,930), while communities with populations below 5,000 have seen the highest number of net new part-time jobs (approximately 1,100).



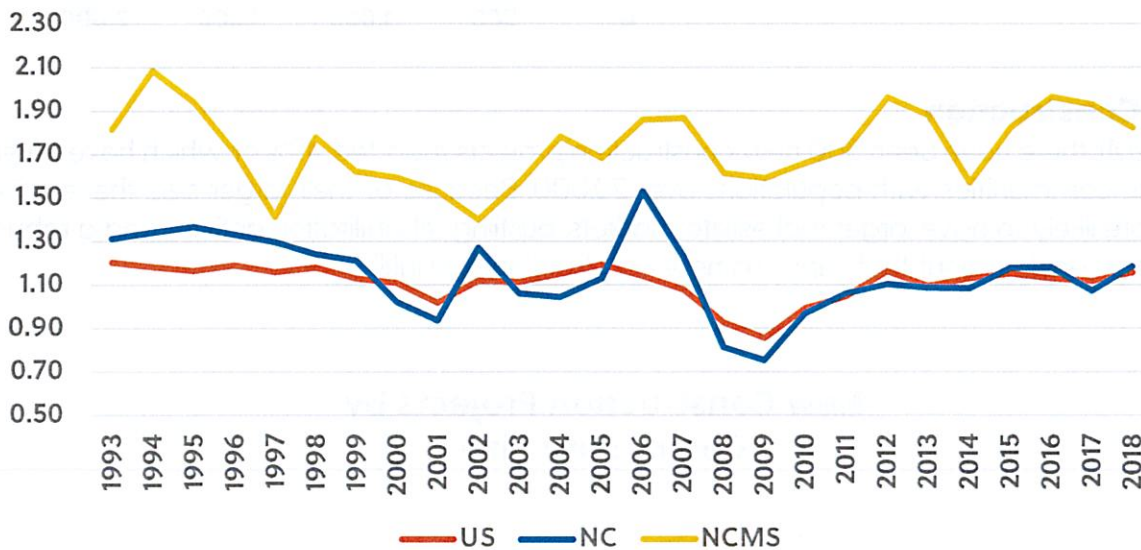


Persnickety Books and the Chill Place, Burlington

OPEN CLOSE RATIO

A useful test of local economic health is the relationship between the number of businesses that open vs. those that close, which can be expressed as a ratio. If, for example, over the course of a year one town saw 11 new businesses open but 10 businesses shut their doors, the ratio would be 1.1. The entire US economy was hit hard in the recession, which began in 2007 and officially lasted for 18 months. However, because the recovery was so weak, many parts of the country experienced a prolonged period of recession. That economic downturn was reflected in the open-to-close ratio in both the U.S. and in North Carolina. In 2006, the national open/close ratio was 1.14, meaning 114 business opened for every 100 that closed. By 2009, the ratio was down to .85, meaning only 85 businesses opened for every 100 that closed. The state of North Carolina as a whole fared worse—for three consecutive years, the state saw a more dramatic drop in the open/close ratio than the national average. But Main Street districts? Even in the depths of the recession, more businesses were opening than closing. At the recession’s height in 2009, North Carolina Main Street communities had an open/close ratio of 1.59, meaning for every 159 businesses that opened, 100 closed. For every year over the past decade, Main Street communities outperformed both the state and the country on that measure.¹¹

**Ratio of Business Openings/Closings
US/North Carolina/NC Main Street Towns**



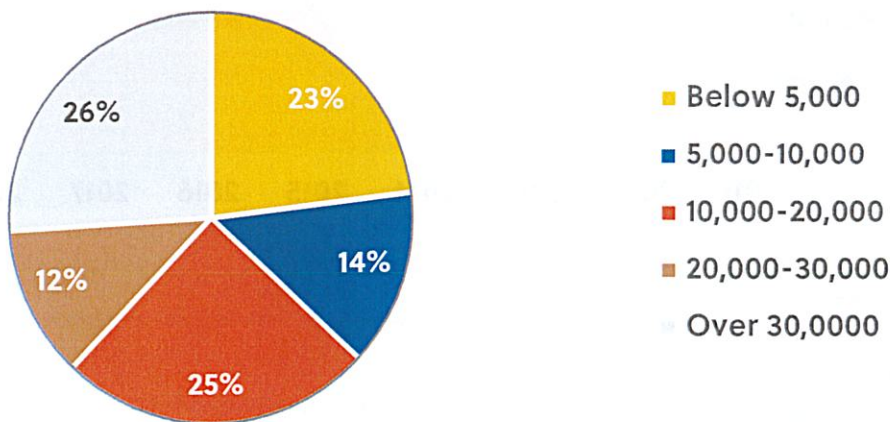
¹¹ See Appendix 1 for a full listing of open/close ratios over the last 25 years.



Public Improvements

Even more significantly, NCMS communities have reported over 1,700 public improvement projects since 2011. These can include activities such as streetscape improvements, receptacle installation, pedestrian safety measures, bike lanes, accessibility ramps, water main improvements, etc. These projects are happening in cities of all sizes—small, medium, and large communities were just as likely to undertake public improvement projects. This is likely due to the fact that public improvement projects vary greatly in size, cost, and complexity. Even a small town can paint bike lanes or crosswalks, while a larger town may do big streetscape projects.

Public Improvement Projects by Community Size

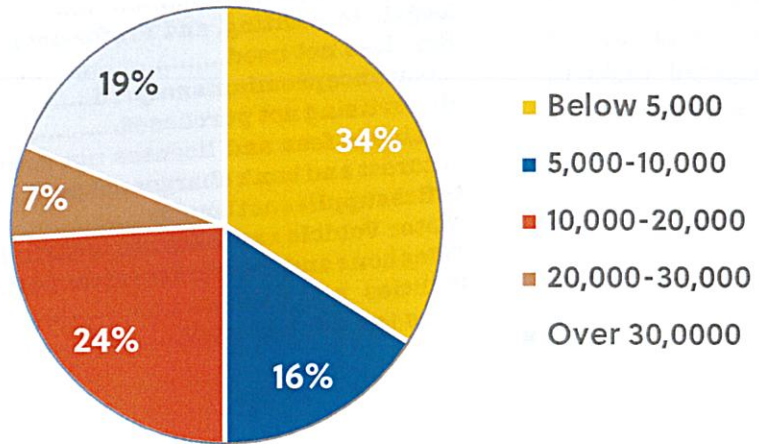




Captain Mark and Theresa Thesier, Edenton
 Photo: Destination Downtown Edenton Facebook

Because smaller towns have fewer resources to hire management, small communities are putting in a considerable share of the total volunteer hours. This “gift of time” is a substantial investment to make their downtowns better.

Volunteer Time by Community Size





Art by Design Building, Laurinburg

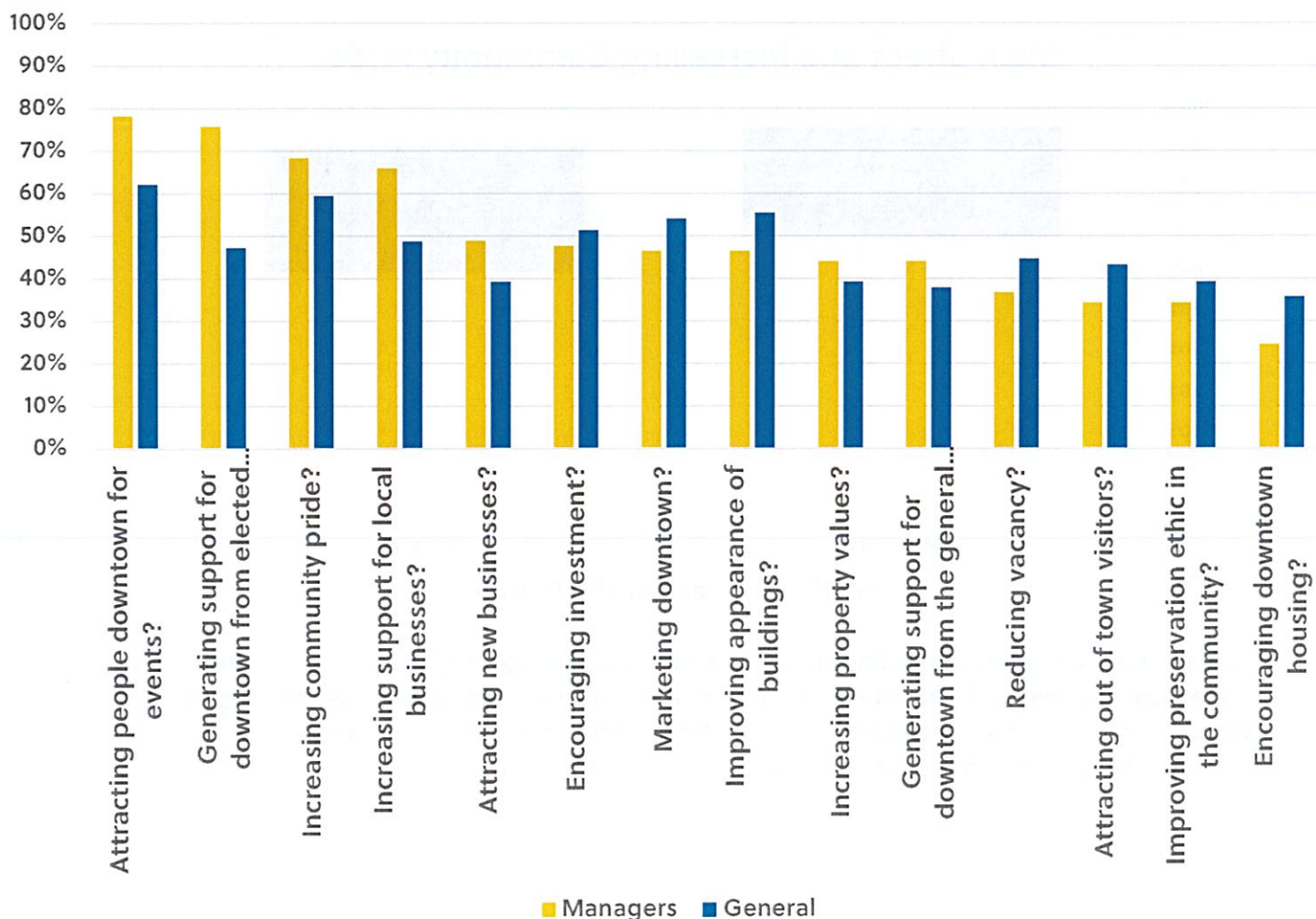
And the survey says....

THE PEOPLE HAVE SPOKEN—COMMITMENT TO MAIN STREET PRINCIPLES IN GENERAL AND **INCREMENTALISM** IN PARTICULAR PAY LONG TERM DIVIDENDS TO THE COMMUNITY.

As part of this analysis, two online surveys were undertaken. One was of current Main Street directors, and a second, much larger group of people who have attended the annual North Carolina Main Street conference in recent years. That latter group also primarily fell into four categories: local government employee, business owner, Main Street board member, and Main Street committee member.

While some questions were specific to each survey, one was asked of both groups. "How effective has Main Street been in the following:" The graph below shows the percentage of both groups responding, "Very Effective."

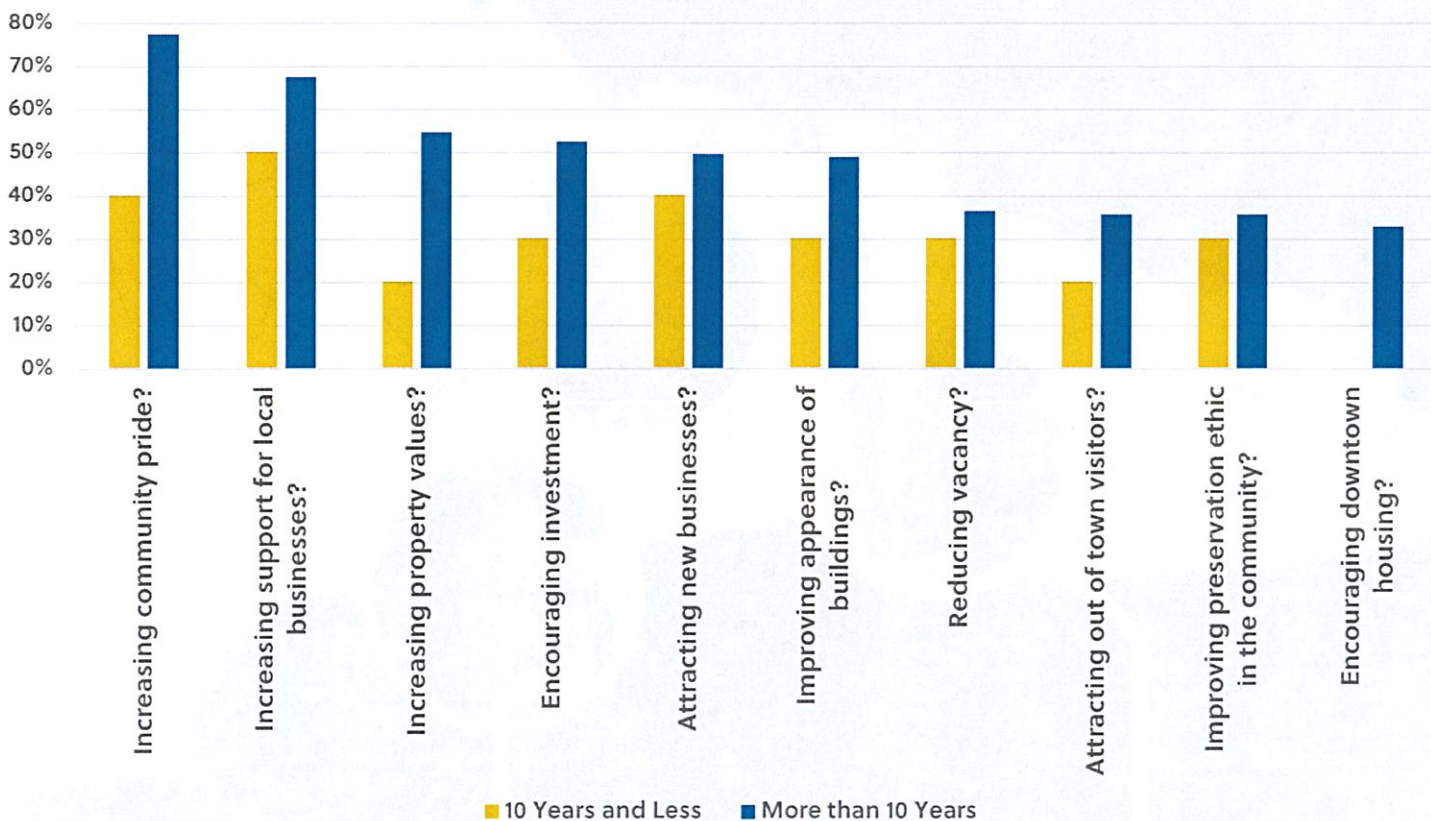
Main Street "Very Effective" in....



For some types of economic development outcomes – increasing property values, attracting investment, reducing vacancy, encouraging downtown housing – Main Street has to create the economic, political, and physical environment that motivates the private sector to act. So, it is less surprising that longer lived programs will see greater effectiveness in those areas.

But less tangible results – increasing community pride and support for local businesses, improving the preservation ethic – also get better as Main Street programs mature, evolve, and adapt to the local context.

Directors Responding "Very Effective" by Age of Main Street Program



The good news is: 1) Main Street was right when it made the decision to be an incremental program; and 2) commitment to Main Street principles in general and incrementalism in particular pay long term dividends to the community.

BURLINGTON

Developing Innovative Shared Facilities



EDENTON

Using Promotion to Change Downtown



WILSON

Developing Physical Improvements



LAURINBURG

Retaining and Engaging Government Employees



MOREHEAD CITY

Becoming a Downtown Food/Drink/Entertainment District



since 1993:



\$32,041,405

**Main Street
Investment**



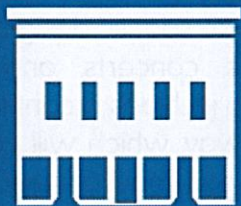
140

**Net New
Businesses**



469

**Net Full
Time Jobs**



28.6%

**Increase in Number of
Housing Units Downtown**



2.3%

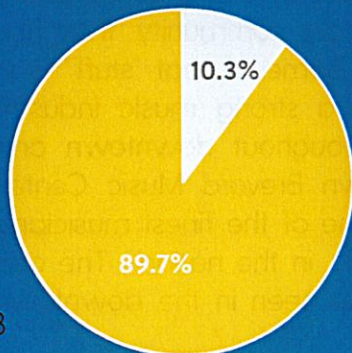
**Commercial
Vacancy**



52

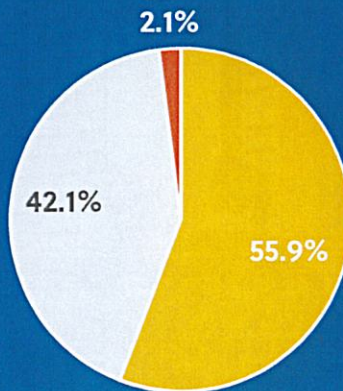
**Net Part
Time Jobs**

Main Street Investment



- Public Investment
- Private Investment

Construction Activities



- Rehabilitations
- Façades Improvements
- New Construction



A photograph of Mayor Jimmy Harris standing in a construction site. He is wearing a dark blue polo shirt and grey pants, with his arms crossed. He is looking towards the right. The background shows wooden framing and a window. A yellow box with a white border contains a quote and attribution.

*"All you can do is
the next right thing."*

Mayor Jimmy Harris

Mayor Harris at the future Train Depot Site

since 1988:



\$67,634,287

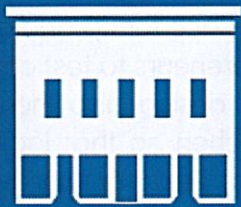
**Main Street
Investment**

75

**Net New
Businesses**

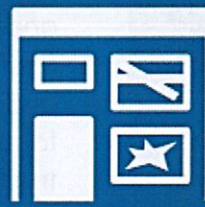
65

**Net Full
Time Jobs**



3.8%

**Increase in Number of
Housing Units Downtown**



10.4%

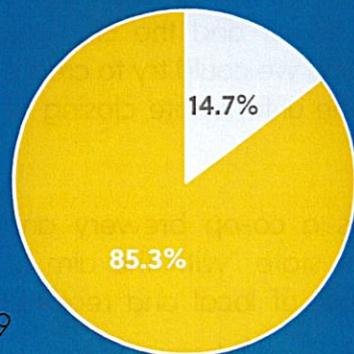
**Commercial
Vacancy**



28

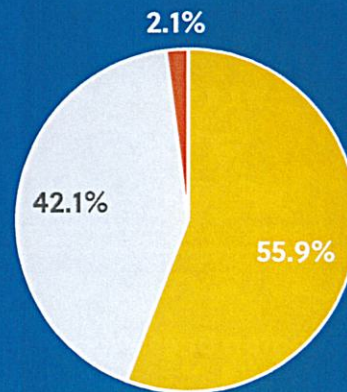
**Net Part
Time Jobs**

Main Street Investment




■ Public Investment
■ Private Investment

Construction Activities

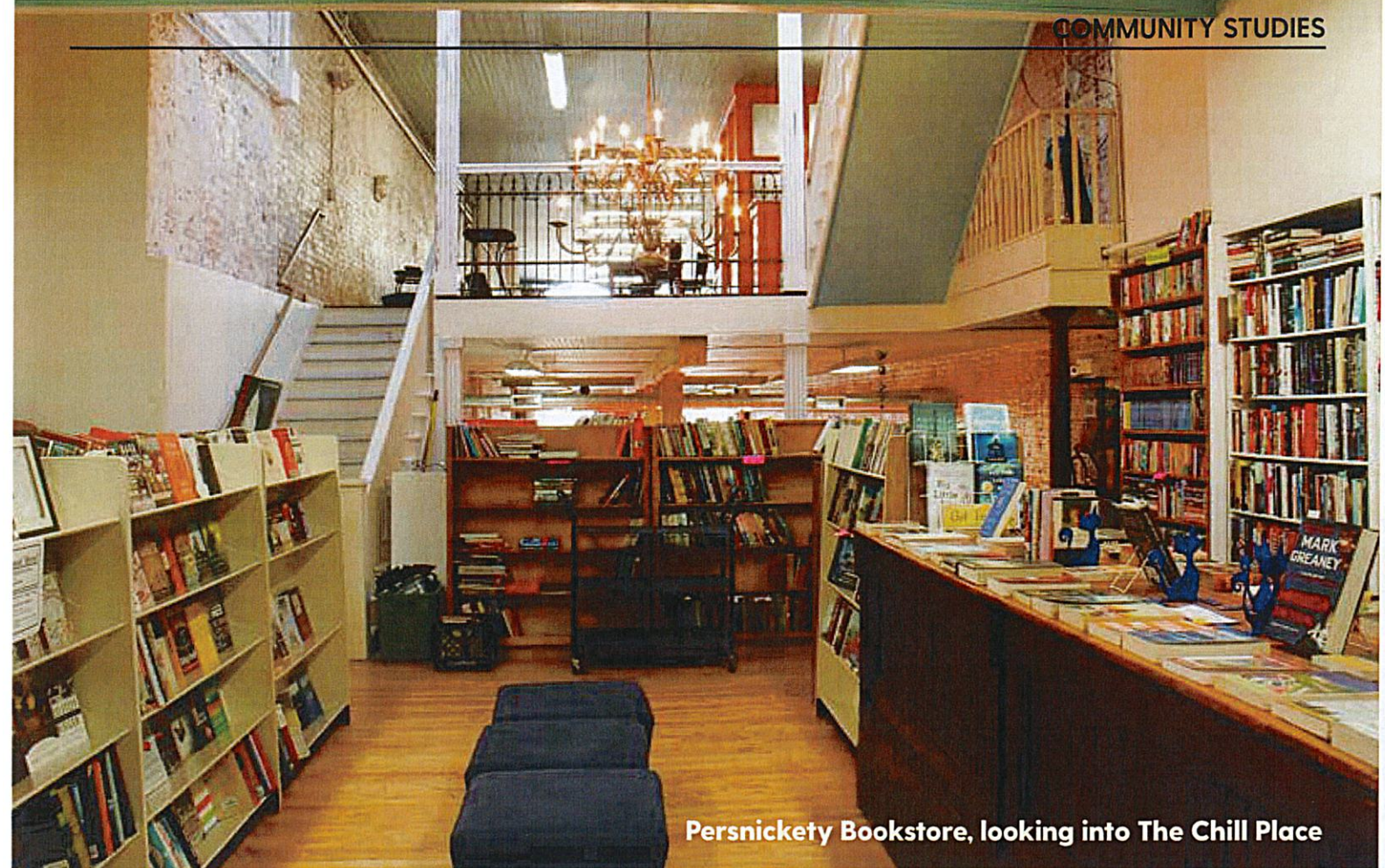


■ Rehabilitations
■ Façades Improvements
■ New Construction



"These shared spaces are the ultimate public-private partnership; these things don't happen without a strong downtown organization, a willing city, a committed developer."

Jessica Paison, Executive Director of Downtown Burlington



Persnickety Bookstore, looking into The Chill Place

Another downtown building that embraces the shared concept allows two businesses to occupy the same space, saving on overhead and creating a unique space. Movil Realty is a company that uses technology to make home buying and selling easier—particularly for millennial and minority buyers—using smart vehicles and a real time app to put buyers, sellers, and agents in contact immediately. Their operation is almost entirely remote, but they needed a space for meetings and client interaction so they opened a coworking space, called The Chill Place, for their realtors. This space can also be utilized by remote workers on a monthly membership basis. Even after opening their coworking space to subscribers, the building was too large for their operation. That's when they partnered with Persnickety Books to fill out the space.

Persnickety is a locally-owned used book store that works with Benevolence Farms and Sustainable Alamance, organizations that help individuals who are working to improve their lives after returning from prison. According to Persnickety's website, "From community events to volunteer opportunities, engaging conversations and monumental occasions, we strive to enhance the bonds that make Burlington the place we love to live." The store is owned by Ian Baltutis, who also serves as the Mayor and Chairman of Promotions for the Burlington Downtown Corporation. When he bought the business in 2019, he realized it was an opportunity to improve lives in Burlington. He reached out to Sustainable Alamance and Benevolence Farms to make plans to employ formerly incarcerated individuals, who will be given part-time jobs at a new off-site processing center. "We want to lead by example in both who we hire, who we trust and how we support and compensate them," Baltutis said.¹⁵

¹⁵ <https://www.thetimesnews.com/news/20190215/downtowns-persnickety-books-bought-by-burlington-mayors-family>

since 2003:



\$14,412,153

Main Street Investment



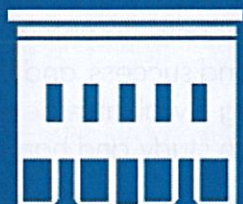
24

Net New Businesses



-39

Net Full Time Jobs



66.7%

Increase in Number of Housing Units Downtown



3.6%

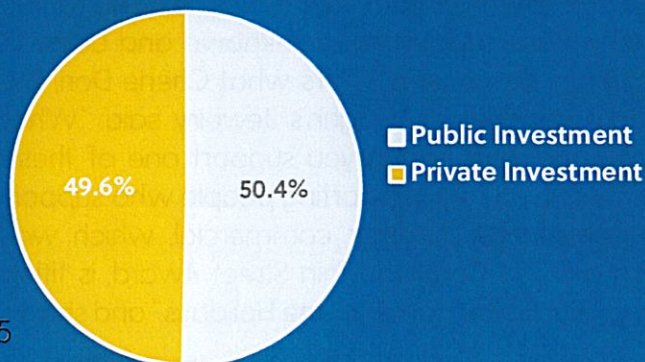
Commercial Vacancy



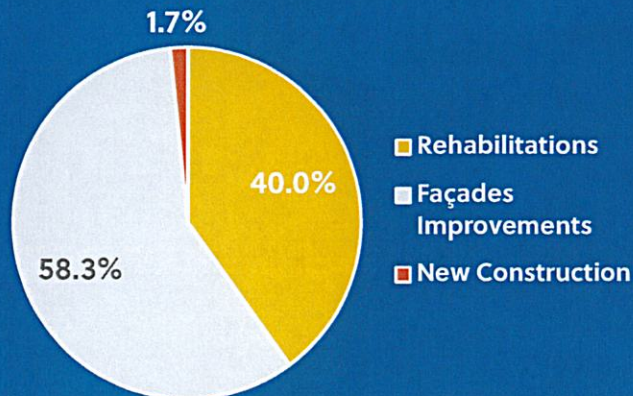
7

Net Part Time Jobs

Main Street Investment



Construction Activities



A vintage-style sign for Blount's Mutual Drugs, featuring the name in a stylized font on a red and white background, mounted on a black wrought-iron bracket against a brick building.

Blount's
MUTUAL
DRUGS

*"We wanted to join
Main Street because
we didn't want to
take what we have
for granted."*

Jennifer Harriss, Executive Director of Destination Downtown
Edenton.

A photograph of the storefront of Blount's Mutual Drugs. The building is brick with large windows. A woman in a blue top and dark skirt is walking on the sidewalk, and a man in a red shirt and dark shorts is standing near the entrance. The sidewalk is paved with bricks. There are trees and other buildings visible in the background.

Blount's Mutual Drugs, Edenton



Feathers Boutique

since 2019:



\$758,792

Main Street Investment



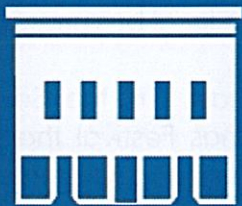
2

Net New Businesses



5

Net Full Time Jobs



N/A

Increase in Number of Housing Units Downtown



20.9%

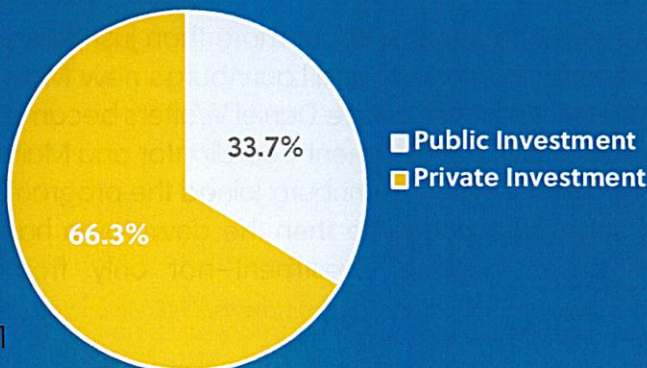
Commercial Vacancy



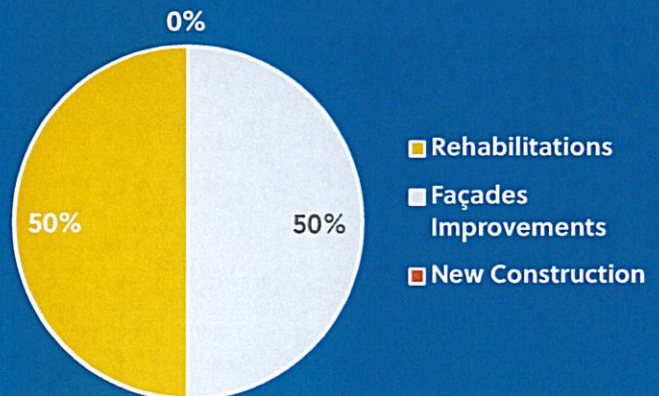
1

Net Part Time Jobs

Main Street Investment



Construction Activities





The Weknd Warrior Trade Co.

*"The things that
unite us are
downtown."*

Ron Hargrave , Scotland County School Board Superintendent

Art by Design Building, Laurinburg

since 2003:



\$19,094,442

Main Street Investment



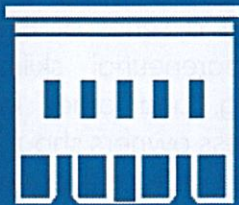
54

Net New Businesses



158

Net Full Time Jobs



0.0%

Increase in Number of Housing Units Downtown



3.1%

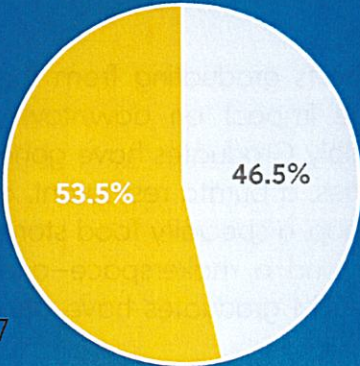
Commercial Vacancy



45

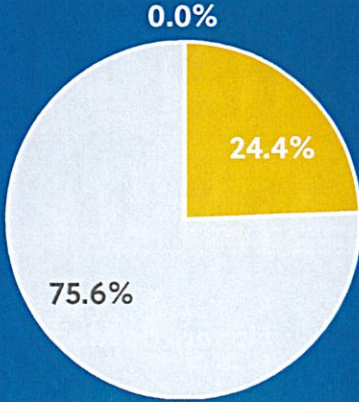
Net Part Time Jobs

Main Street Investment



- Public Investment
- Private Investment

Construction Activities



- Rehabilitations
- Façades Improvements
- New Construction

"The best thing was the connections we made—we graduated as a tight knit small business community with friends that we can share resources with."

Joey Sacco, Turtle Labs

Turtle Labs



expand to a brick and mortar location downtown. "Before, we were just doing it day by day, with no plan and not really growing," said Daniel. Since leaving the program, their business has grown to employing a team of 12 people, and last year they added a bar and outdoor seating. Daniel remembers when their current building was a skateboard shop that he would frequent as a child, and it makes him happy to see kids skateboarding and hanging out on Main Street again—"I love that people are enjoying the street."

The businesses and the growth that have come about as a direct result of the GEM program has been nothing short of spectacular. And despite a bumpy beginning, Main Street Marion is leading the economic revitalization of downtown.

since 2000:



\$67,896,549

**Main Street
Investment**



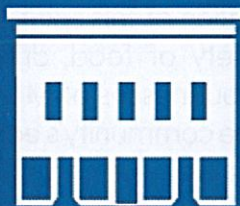
31

**Net New
Businesses**



132

**Net Full
Time Jobs**



0.0%

**Increase in Number of
Housing Units Downtown**



9.6%

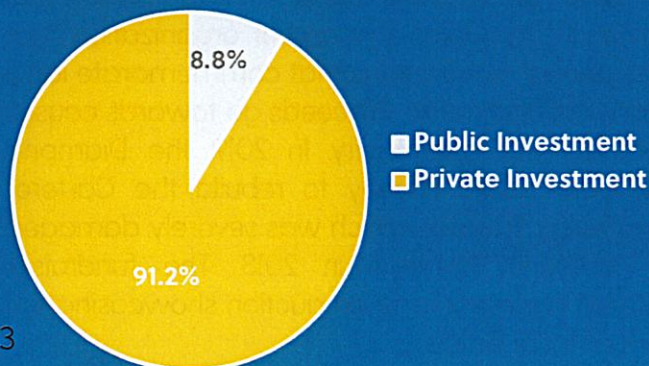
**Commercial
Vacancy**



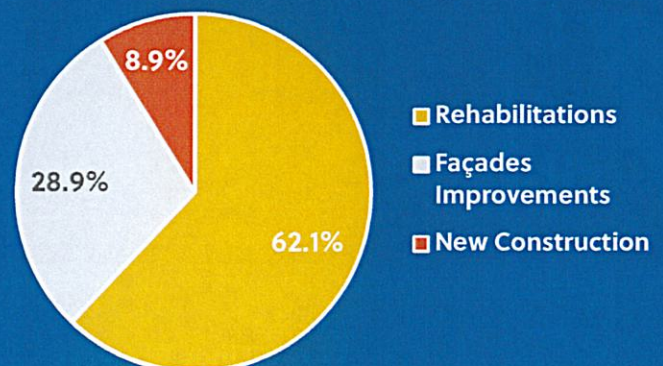
71

**Net Part
Time Jobs**

Main Street Investment

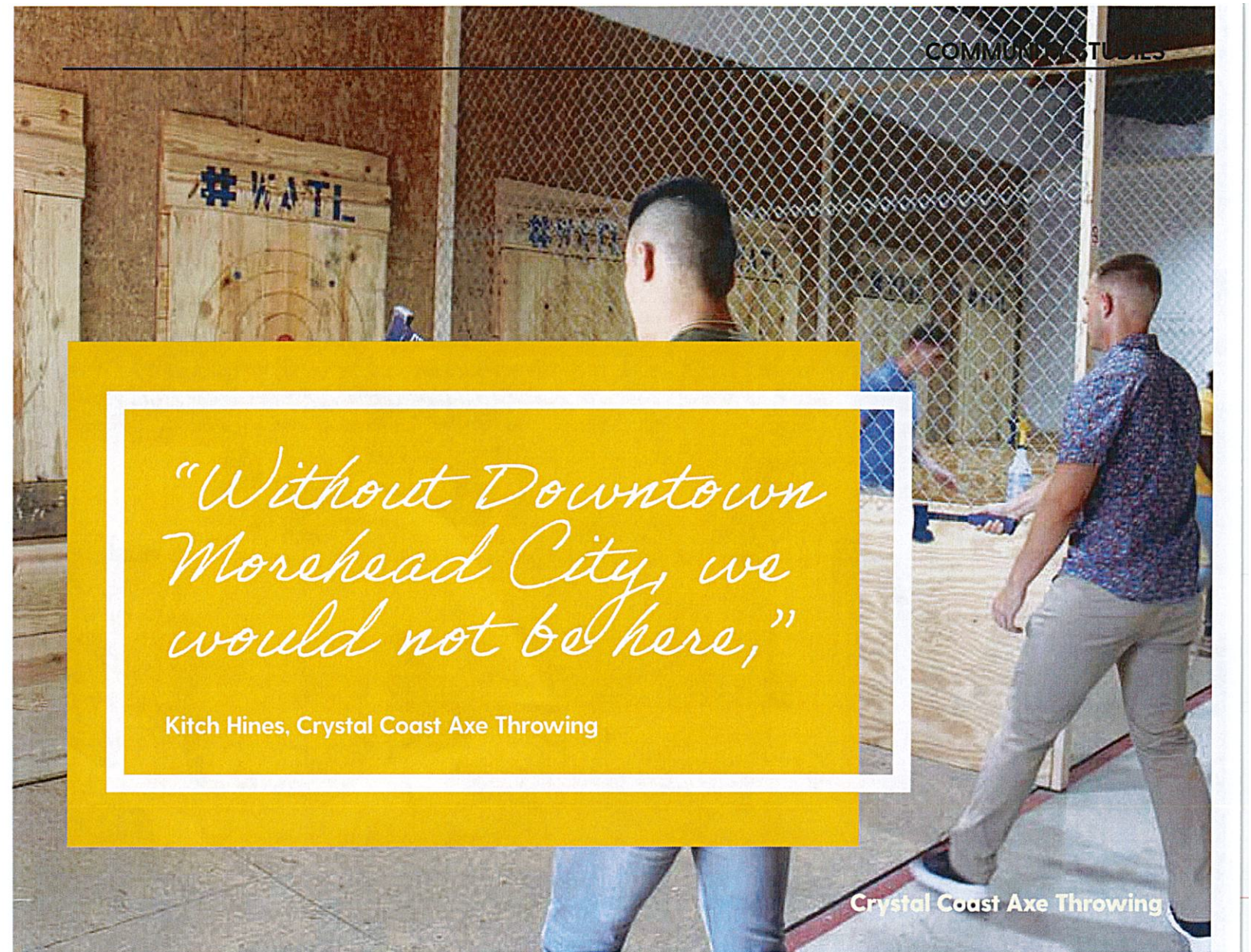


Construction Activities





3D Mural Commissioned by Downtown Morehead City



*"Without Downtown
Morehead City, we
would not be here,"*

Kitch Hines, Crystal Coast Axe Throwing

Crystal Coast Axe Throwing

events weekly. After one business receives a facade improvement grant, the business next door spruces up their facade voluntarily.

Rueh is really excited that these initiatives have been picked up by the community, which allows her organization to focus on economic vitality. "We are lucky that we can shift our focus away from promotions and business attraction and start taking care of the businesses we have." That doesn't mean Morehead City has stopped attracting new businesses. Crystal Coast Axe Throwing is a company started by Kitch Hines, and the newest entertainment attraction in Morehead City. Kitch works remotely, so he could have brought his concept anywhere, but he was excited by all the activity in Morehead City. When it came time to find a property for his business, DMC was able to help him find a location. "Without Downtown Morehead City, we would not be here," he said. Not only is Morehead City's activity attracting new residents, it is inspiring people to bring new and exciting experiences to downtown.

since 1980:



\$87,801,517

**Main Street
Investment**



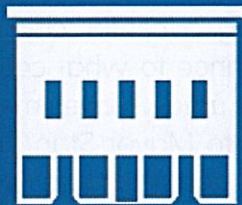
227

**Net New
Businesses**



705

**Net Full
Time Jobs**



6.7%

**Increase in Number of
Housing Units Downtown**



11.7%

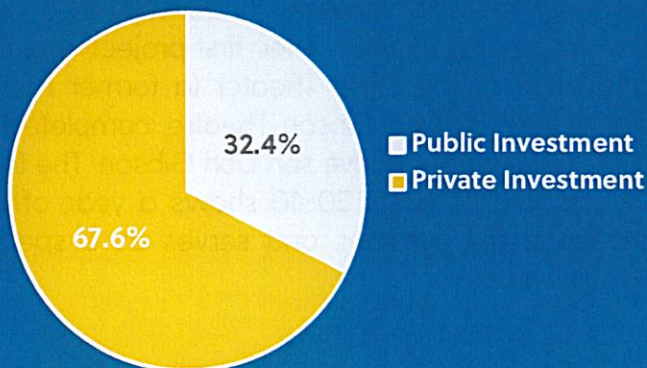
**Commercial
Vacancy**



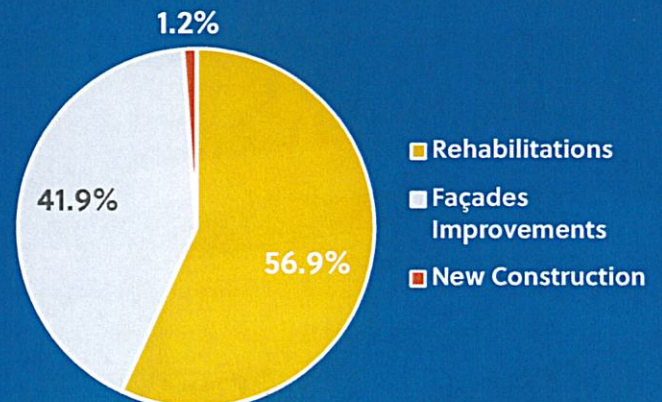
81

**Net Part
Time Jobs**

Main Street Investment



Construction Activities



Don Gibson Theater



*"Everyone helps
everyone else here."*

Roger Holland. Newgrass Brewing

**Newgrass
BREWING CO.**

Newgrass Brewing Co.

since 1982:



\$145,183,372

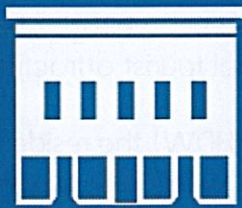
**Main Street
Investment**



126
**Net New
Businesses**



638
**Net Full
Time Jobs**



42.9%
**Increase in Number of
Housing Units Downtown**

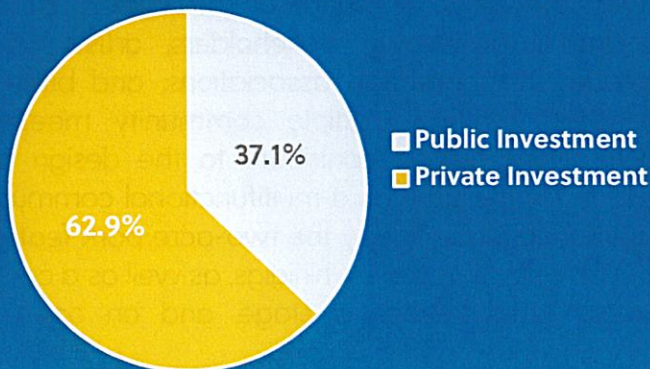


48.4%
**Commercial
Vacancy**

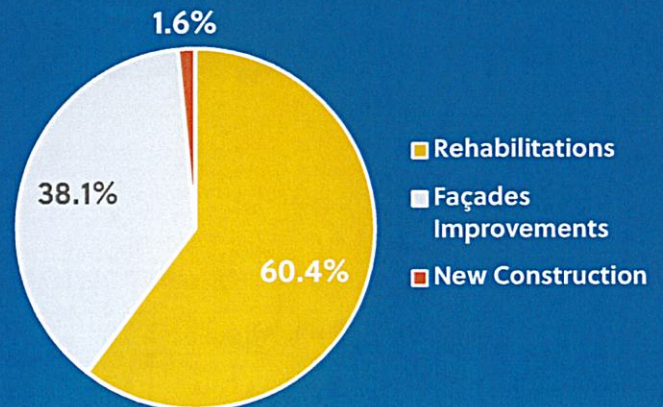



122
**Net Part
Time Jobs**

Main Street Investment



Construction Activities

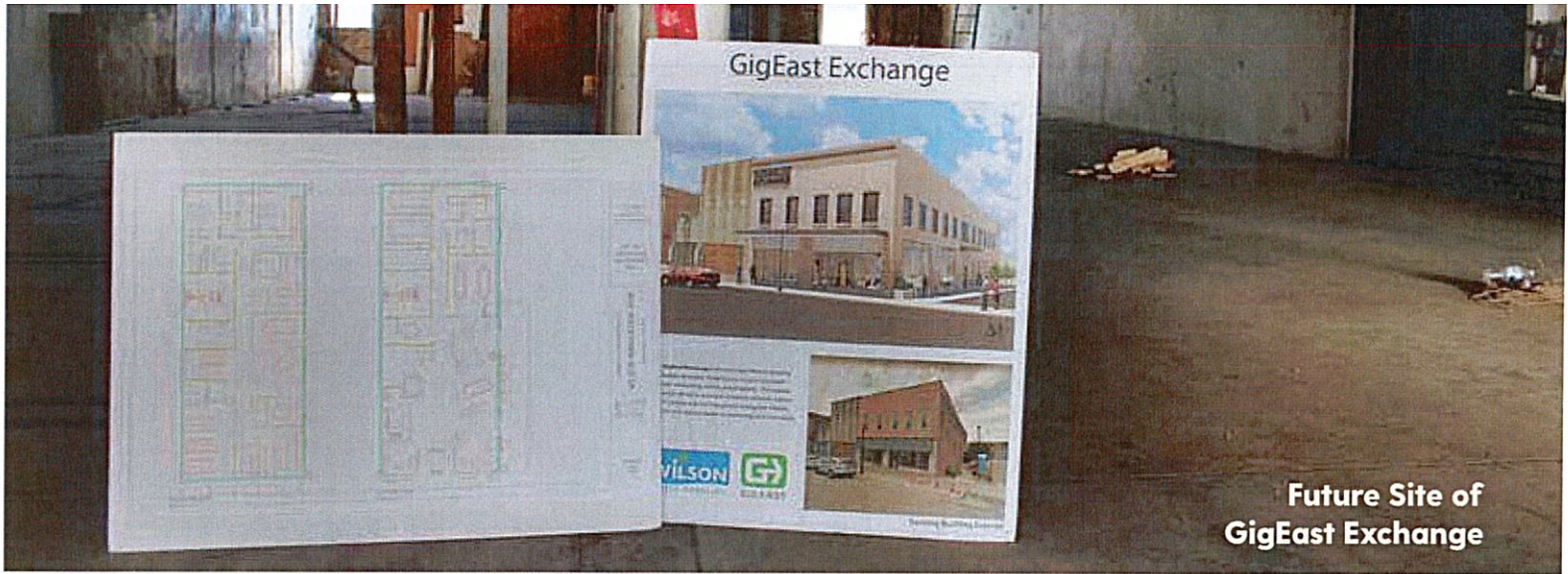




"Main Street empowers people to be a part of something grassroots, to be a part of building a citizenry. People see a role for themselves in the city."

Kellianne Davis, Historic Downtown Wilson

Vollis Simpson Whirligig Park



More than just building improvements have been catalyzed by the park. HDW has leveraged the park to create civic organizations and innovation centers, by playing off the gig in whirligig. Gig360 is a social organization for community-minded young professionals who are dedicated to sustaining the Whirligig Park, networking with peers, and growing a culture of young living in Wilson County. It is a group of young people that recognize the Whirligig Park and Museum are assets and an integral part of the community. Without a definite source of revenue to support park operations such as insurance, maintenance, and marketing materials, Gig360 members believe it is their responsibility to do their part in helping to ensure the whirligigs keep spinning through fundraising. Gig360 has also taken over an event formerly put on by HDW, a concert series called Downtown Beats.

In 2018, the GiG East Exchange was announced, a technology hub for start-ups, entrepreneurs, and creators. It will also serve as a co-working space and home for other educational and community programming. Ten years ago the city approached various internet providers about providing connectivity to all its residents to help bridge the digital divide, but these companies did not see the financial incentive to invest in Wilson. That was when Wilson developed Greenlight Community Broadband, which provides gigabit, fiber-to-the-home internet service for residents and businesses. Local college campuses, businesses, and more are able to take advantage of the city's fiber optic network. The city has been able to leverage this community amenity and all the excitement surrounding the park to attract new businesses and young professionals.

One major victory for Wilson can also be attributed to the Whirligig Park. BB&T is a nationwide banking branch that started in Wilson in 1872. A few years ago, they were considering moving their headquarters to Charlotte, taking over 600 employees with them. The city manager was able to leverage the Whirligig park and all the positive changes that have followed to convince the bank to keep its headquarters in Wilson. Now the company is investing \$35 million dollars in a new facility and bringing 150 new employees to Wilson.

Looking back on the last 10 years, Kellianne Davis, a business specialist with HDW, said, "It's funny to think that we are now a 'best practice' in placemaking and asset-based redevelopment, it means we have to keep innovating and pushing the envelope." Of Main Street, she said, "We love that it positions itself as economic development. The structure empowers people to be a part of something grassroots, to be a part of building a citizenry. People see a role for themselves in the city."



Smitty's, Burlington

About PlaceEconomics

PlaceEconomics is a private sector firm with over thirty years experience in the thorough and robust analysis of the economic impacts of historic preservation. We conduct studies, surveys, and workshops in cities and states across the country addressing issues of downtown, neighborhood, and commercial district revitalization and the reuse of historic buildings.

This report was prepared and written by Donovan Rypkema, Briana Grosicki, Rodney Swink, Katlyn Cotton, and Alyssa Frystak. Rypkema is principal and founder of PlaceEconomics. Rodney Swink, Senior Associate for Planning and Development, directed the North Carolina Main Street program for 24 years. Grosicki is Director of Research at PlaceEconomics and handled research methodologies and data collection. Cotton is the Director of Marketing and Design at PlaceEconomics and handled graphic design. Frystak is a Research and Data Analyst, and handled data analysis. Editing was done by Alyssa Frystak and Rodney Swink. Site visits were conducted by Rodney Swink and Katlyn Cotton.

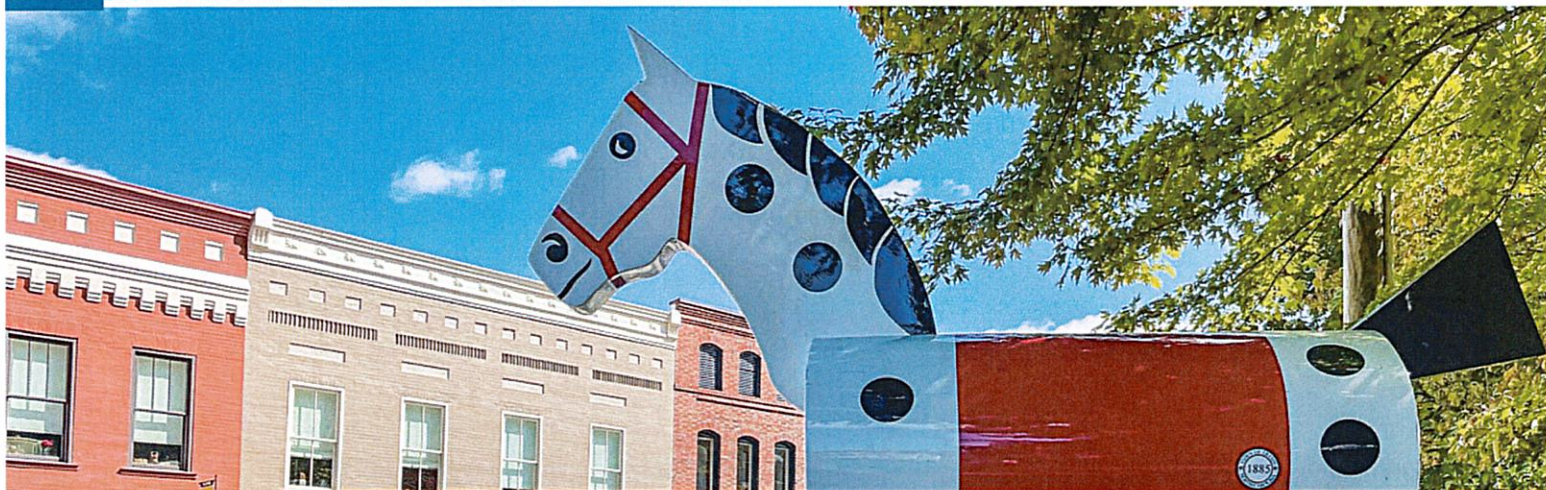
2026

FOR MORE INFORMATION CONTACT
LOURDES GUTIERREZ
 DOWNTOWN DIRECTOR

828-817-5523
 DOWNTOWNDIRECTOR@TRYONNC.GOV



DOWNTOWN DEVELOPMENT ASSOCIATION



INVEST IN DOWNTOWN TRYON

RETAIL GAPS & PROJECTED GROWTH

Category	Retail Gap	Projected Growth (2026-2031)
Home Centers	\$ 11,964,932	\$ 3,695,883
Hardware	\$ 2,813,011	\$ 640,619
Specialty Foods	\$ 3,201,545	\$ 625,476
Beer, Wine, & Liquor	\$ 1,511,742	\$ 1,252,286
Home Furnishings	\$ 7,811,244	\$ 1,662,543
Electronics & Appliances	\$ 15,921,044	
Department Stores	\$ 4,361,613	\$ 446,012
Pharmacies & Drug Stores	\$ 21,150,888	\$ 5,995,462
Clothing & Clothing Accessories	\$ 20,817,451	\$ 2,139,719
Shoes	\$ 4,273,644	\$ 422,461
Jewelry	\$ 3,495,885	
Sporting Goods	\$ 4,833,615	
Hobbies, Toys, & Games	\$ 2,167,966	
Office Supplies & Stationary	\$ 2,852,248	\$ 389,633
Gift, Novelty, & Souvenirs	\$ 2,174,824	\$ 368,139
Pet & Pet Supplies	\$ 3,104,964	\$ 660,408
Full-Service Restaurants	\$ 14,511,516	\$ 6,145,580
Limited-Service Restaurants	\$ 18,543,286	\$ 5,467,366
Groceries	\$ 2,721,754	\$ 11,026,485
Cosmetics & Beauty Supplies	\$ 3,677,477	\$ 858,196

COMMUNITY DATA

Annual Downtown Visitors **500,000 +**

Median Household Income **\$47,604**

Residents with a Bachelor's Degree or Higher **43.7%**

Population Increase 2020-2024 **10.3%**

More Workers Enter Tryon Daily Than Exit **11.5%**



Downtown Tryon Retail Marketplace Snapshot- March of 2025

The purpose of this report is to give Downtown Tryon the baseline information for a better understanding of its current market. The NC Main Street & Rural Planning Center Staff studied the retail marketplace data within a 15-and 30- minute drive time to the downtown area. The retail leakage analysis examines the quantitative aspects of the retail opportunities.

By reviewing the retail gap, we can:

- Understand how well the retail needs of residents are being met.
- Uncover unmet demand and possible opportunities.
- Understand the strengths and weaknesses of the local retail sector.

When consumers spend their dollars outside the specific radius of Downtown Tryon this is known as “Retail Gap” throughout this report. Retail Gap or leakage indicates an **unmet demand in the trade area**. This suggests the possibility the community can support additional retail for those business categories. Residents within the specified primary trade areas are purchasing products outside that area indicating opportunity to capture those dollars within the downtown district.

There are also categories for which Downtown Tryon is exceeding the local market demand. Those are measured as red numbers on the report below. For the 15 and 30-minute drive time information, this means that Downtown Tryon is exceeding its market potential in these categories. This retail surplus means the community’s trade area is capturing local market plus attracting non-local shoppers. Surplus means the community has possibly developed strong clusters of retail that have broad geographical appeal.

as Hendersonville. The chart below shows total industry summaries for the 15 and 30-minute drive time to downtown. It details the total retail sales gap, potential 10% capture and retail square footage needed to attract this sales volume.

The sales per square foot column in the charts is the average number based on recent research across the state. Typically, restaurant annual retail sales are higher than \$300 per square foot. There are variables that impact this number such as building owned versus rented, rental rates either higher or lower as well as overall expenses, such as employee wages, insurance, utilities, etc. **Surplus is shown as a red number and retail gap is shown as a black number.**

Distance	Total Retail Gap	10% Capture	Sales/SF	S.F. Needed
15-Minute Drive Time	\$ 17,248,529	\$7,124,853	\$300	23,750
30-Minute Drive Time	\$ 440,932,448	\$44,093,240	\$300	146,971

The above chart shows the aggregate number of potential sales within the 15 and 30-minute drive-times to Downtown Tryon. Below you will see these numbers broken down by retail category.

30-Minute Drive Time from Downtown

Tryon				
Primary Trade Area 30-Minute Drive Time		DOWNTOWN POTENTIAL		
Business Type	Retail Gap	10% of Retail Gap	Sales/SF	SF
		10%	\$300	Needed
Furniture Stores	\$ 17,942,495	\$ 1,794,250	\$ 300	5,981
Home Furnishings Stores	\$ 15,871,728	\$ 1,587,172	\$ 300	5,290
Appliance Stores	\$ 5,798,274	\$ 579,827	\$ 300	1,932
Electronics Stores	\$ 18,910,500	\$ 1,891,050	\$ 300	6,303
Paint and Wallpaper Stores	\$ 3,887,139	\$ 388,713	\$ 300	1,295
Hardware Stores	\$ 2,897,579	\$ 289,757	\$ 300	965
Specialty Food Stores	\$ 7,491,992	\$ 749,199	\$ 300	2,497
Beer, Wine and Liquor Stores	\$ 13,046,900	\$ 1,304,690	\$ 300	4,348
Pharmacies and Drug Stores	\$ 7,998,888	\$ 799,888	\$ 300	2,666
Cosmetics and Beauty Supply Stores	\$ 5,359,295	\$ 535,929	\$ 300	1,786
Men's Clothing Stores	\$ 3,377,524	\$ 337,752	\$ 300	1,125
Women's Clothing Stores	\$ 10,185,301	\$ 1,018,530	\$ 300	3,395
Children's and Infants' Clothing Stores	\$ 1,515,934	\$ 151,593	\$ 300	505
Family Clothing Stores	\$ 37,988,218	\$ 3,798,822	\$ 300	12,663
Clothing Accessories Stores	\$ 4,679,093	\$ 467,909	\$ 300	1,560
Shoe Stores	\$ 10,846,596	\$ 1,084,660	\$ 300	3,616
Jewelry Stores	\$ 5,743,612	\$ 574,361	\$ 300	1,915
Luggage and Leather Goods Stores	\$ 9,732,437	\$ 973,244	\$ 300	3,244
Sporting Goods Stores	\$ 17,181,442	\$ 1,718,144	\$ 300	5,727
Hobby, Toy and Game Stores	\$ 6,433,742	\$ 643,374	\$ 300	2,145
Book Stores	\$ 1,692,174	\$ 169,217	\$ 300	564
Florists	\$ 2,387,827	\$ 238,783	\$ 300	796
Office Supplies and Stationary Stores	\$ 2,011,139	\$ 201,114	\$ 300	670
Gift, Novelty and Souvenir Stores	\$ 2,086,450	\$ 208,645	\$ 300	695
Used Merchandise Stores	\$ 2,209,155	\$ 220,916	\$ 300	736
Pet and Pet Supplies Stores	\$ 6,397,314	\$ 639,731	\$ 300	2,132
Drinking Places	\$ 12,652,255	\$ 1,265,226	\$ 300	4,217
Full-Service Restaurants	\$ 72,233,587	\$ 7,223,359	\$ 300	24,078
Limited-Service Restaurants	\$ 132,373,858	\$ 13,237,386	\$ 300	44,125
Total Gap	\$ 440,932,448	\$ 44,093,240	\$ 300	146,971

15-Minute Drive Time Retail Surplus

Category	Retail Surplus
Furniture Stores	\$ 2,196,576
Nursery, and Garden Supply Stores	\$ 14,373,287
Grocery Stores	\$ 36,676,637
Beer, Wine and Liquor Stores	\$ 766,096
Pharmacies and Drug Stores	\$ 14,030,056
Used Merchandise Stores	\$ 747,284

30-Minute Drive Time Measurement

(2024-2030) (2024-2030)

Tryon Demand Growth by Retail Store Types				
Primary Trade Area: 30-Minute Drive Time				Compound
Business Type	2025	2030	Growth	Growth
	Demand	Demand	\$	Rate (%)
Furniture Stores	\$ 31,941,934	\$ 37,246,371	\$ 5,304,437	3
Home Furnishings Stores	\$ 25,417,253	\$ 29,193,061	\$ 3,775,807	3
Appliance Stores	\$ 9,313,202	\$ 10,766,655	\$ 1,453,453	3
Electronics Stores	\$ 28,113,570	\$ 32,393,105	\$ 4,279,535	3
Home Centers	\$ 97,103,385	\$ 113,065,471	\$ 15,962,086	3
Paint and Wallpaper Stores	\$ 8,013,595	\$ 9,447,307	\$ 1,433,711	3
Hardware Stores	\$ 17,993,605	\$ 20,974,876	\$ 2,981,271	3
Nursery, Garden and Farm Supply Stores	\$ 20,687,498	\$ 24,029,294	\$ 3,341,796	3
Grocery Stores	\$ 337,089,695	\$ 382,661,825	\$ 45,572,131	3
Specialty Foods Stores	\$ 11,040,554	\$ 12,544,664	\$ 1,504,110	3
Beer, Wine and Liquor Stores	\$ 28,954,327	\$ 33,263,932	\$ 4,309,605	3
Pharmacies and Drug Stores	\$ 148,277,861	\$ 163,592,848	\$ 15,324,988	2
Cosmetics and Beauty Supplies Stores	\$ 12,402,230	\$ 13,687,477	\$ 1,285,246	2
Women's Clothing Stores	\$ 16,412,208	\$ 16,771,925	\$ 359,717	1
Family Clothing Stores	\$ 57,619,742	\$ 59,184,892	\$ 1,565,151	1
Shoe Stores	\$ 14,123,710	\$ 14,731,425	\$ 607,715	1
Jewelry Stores	\$ 12,933,648	\$ 13,784,514	\$ 850,866	1
Luggage and Leather Goods Stores	\$ 9,732,437	\$ 9,937,143	\$ 204,706	1
Sporting Goods Stores	\$ 23,522,794	\$ 26,271,783	\$ 2,694,989	2
Hobby, Toy and Game Stores	\$ 8,169,432	\$ 9,409,682	\$ 1,240,250	3
Book Stores	\$ 4,777,219	\$ 5,345,553	\$ 568,334	2
Department Stores	\$ 23,662,482	\$ 24,333,122	\$ 670,639	1
Florists	\$ 3,586,515	\$ 4,174,839	\$ 588,324	3
Office Supplies and Stationary Stores	\$ 3,005,817	\$ 3,393,007	\$ 387,190	2
Gift, Novelty and Souvenir Stores	\$ 7,892,506	\$ 8,548,179	\$ 655,674	2
Used Merchandise Stores	\$ 10,871,883	\$ 11,425,516	\$ 553,633	1
Pet and Pet Supply Stores	\$ 12,689,721	\$ 14,631,086	\$ 1,941,365	3
Drinking Places	\$ 16,296,067	\$ 18,499,987	\$ 2,203,920	3
Full Service Restaurants	\$ 216,781,241	\$ 242,641,140	\$ 25,859,899	2
Limited Service Restaurants	\$ 182,186,809	\$ 203,236,067	\$ 21,049,257	2
Total Sales	\$ 1,400,612,940	\$ 1,569,186,746	\$ 168,529,805	

Note: The compound annual growth rate (CAGR) is the annualized average rate of revenue growth between two given years, assuming growth takes place at an exponentially compounded rate. The most important factor in both charts is the amount of projected growth per category.



Source: U.S. Census on the Map

- 554 workers enter Tryon daily for employment.
- 58 workers both live and work in Tryon
- 571 workers exit Tryon daily for employment.
- 612 workers both enter and live and work in Tryon daily.
 - These are potential downtown consumers.

The above data can be used to help recruit businesses to Downtown Tryon to meet the unmet potential and reduce the retail gap or leakage. The priorities are to first retain, then expand and finally to recruit new businesses. The categories that show the most potential should be focused on first, especially within the 15-minute drive time from downtown. This data can help existing businesses realize there may be potential to expand to capture additional retail sales.

2. Retail Surplus

At both the 15 and 30-minute drive time measurements, retail surpluses are seen in nursery, garden and farm supplies, and groceries. At only the 15-minute drive time, retail surpluses are seen in furniture, beer, wine and liquor, pharmacies and used merchandise. At only the 30-minute drive time, retail surpluses are seen in home centers and department stores.

3. Retail Sales Gaps and Projected Growth (2025-2030)

Tryon Retail Gaps and Projected Growth (2025-2030)				
Category	Retail Gaps		Projected Growth	
	15 Min. DT	30-Min. DT	15-Min. DT	30-Min. DT
Home Furnishings	\$495,611	\$15,871,728	\$352,838	\$3,775,807
Appliances	\$1,004,175	\$5,798,274	\$130,621	\$1,453,453
Electronics	\$2,982,721	\$18,910,500	\$373,121	\$4,279,535
Home Centers	\$8,108,324		\$1,502,188	\$15,962,086
Paint and Wallpaper Stores	\$890,512	\$3,887,139	\$135,933	\$1,433,711
Cosmetics and Beauty Supplies	\$1,303,896	\$5,359,295	\$101,819	\$1,285,246
Women's Clothing	\$1,237,521	\$10,185,301		\$359,717
Family Clothing	\$3,149,296	\$37,988,218		\$1,565,151
Clothing Accessories	\$611,669	\$4,679,093		
Shoes	\$1,491,311	\$10,846,596		\$607,715
Luggage and Leather Goods	\$1,067,993	\$9,732,437		\$204,706
Sporting Goods	\$1,001,398	\$17,181,442	\$234,156	\$2,694,989
Hobby, Toy and Games	\$707,634	\$6,433,742	\$107,210	\$1,240,250
Department Stores	\$2,410,870			\$670,639
Gift, Novelty and Souvenir	\$532,144	\$2,086,450		\$655,674
Drinking Places	\$22,957,535	\$12,652,255	\$202,782	\$2,203,920
Full-Service Restaurants	\$8,379,679	\$72,233,587	\$2,241,782	\$25,859,899
Limited Service Restaurants	\$12,916,240	\$132,373,858	\$1,793,026	\$21,049,257
Furniture		\$17,942,495	\$510,349	\$5,304,437
Hardware		\$2,897,579	\$281,082	\$2,981,271
Specialty Foods		\$7,491,992	\$125,621	\$1,504,110
Beer, Wine and Liquor		\$13,046,900	\$395,215	\$4,309,605
Pharmacies and Drug Stores		\$7,998,888	\$1,208,805	\$15,324,988
Men's Clothing		\$3,377,524		
Children's and infants' Clothing		\$1,515,934		
Jewelry		\$5,743,612		\$850,866
Books		\$1,692,174		\$568,334
Florists		\$2,387,827		\$588,324
Office Supplies and Stationary		\$2,011,139		\$387,190
Used Merchandise		\$2,209,155		\$553,633
Pets and Pet Supplies		\$6,397,314		\$1,941,365

A STRATEGIC FRAMEWORK FOR TRAIL-DRIVEN ECONOMIC GROWTH



The Saluda Grade Trail will reshape the communities it connects across the Blue Ridge foothills.

The Saluda Grade Trail will be built. What it does for the communities along it depends on what those communities do before it opens. Over 1,000 residents, business owners, and elected leaders said the same thing: growth is welcome if it is managed intentionally.

With one million residents in the four-county region and up to \$22 million in projected annual visitor spending, this plan provides the framework of recommendations to turn trail investment into community wealth, local jobs, and long-term success.

1: MARKET ANALYSIS

Understanding the demand, spending potential, and broader economic impact of the corridor.

RESIDENTS AS TRAIL USERS	VISITOR SPENDING	ECONOMIC MULTIPLIERS	WHAT'S AT STAKE
The corridor's resident population forms the dependable, year-round backbone of trail demand.	Every trail visit is a potential transaction: food, gear, lodging, and services that translate foot traffic into measurable revenue.	Each dollar spent along the trail amplifies through local supply chains for communities to recirculate.	Before the trail is open, each community needs systems to track visitation, spending, and outcomes to respond to the trail's impact.

2: COMMUNITY ASSETS

Leveraging parking, public spaces, and downtowns as economic infrastructure for trail-driven growth.

2.1 PARKING AS ECONOMIC INFRASTRUCTURE	2.2 TRAILHEADS AS COMMUNITY HUBS	2.3 DOWNTOWNS AS DESTINATIONS
<p>Well-managed parking is the first touchpoint of the visitor experience.</p> <ul style="list-style-type: none"> Downtown, edge-of-town, and out-of-town parking tiers balance convenience with capacity across the corridor. ADA enhancement, community partnerships, turnover tools, and zoning adjustments keep access equitable and efficient. Coordinated online platforms and on-site wayfinding guide visitors to the right lot before they arrive and once they're on the ground. 	<p>A layered system of existing resources, public gathering points, and commercial storefronts channels trail users from the corridor into the heart of local economies.</p> <ul style="list-style-type: none"> Intentional visitor funnels using existing civic amenities like ball fields and community facilities for parking locations then draw trail users into town. Municipal trailheads that anchor the corridor's access network, with room for small-scale commercial opportunities like bike rentals, shuttle services, and food trucks. Private businesses positioned near trail access that become natural destinations. 	<p>Thoughtful trail connections and distinctive placemaking make way for more opportunities to enjoy these communities.</p> <ul style="list-style-type: none"> On and off trail access points, bike racks, benches, and lighting make the trail-to-town transition intuitive and inviting. Placemaking could include public art, pocket parks, and landscape beautification to add to the existing charm. Responsible oversight and cohesive design standards phased over time to protect character and foster managed growth.

Saluda Grade Trail
**FEASIBILITY
STUDY**



APPENDIX E:
Clemson
University
Economic Impact
of the Saluda
Grade Trail



Regional Economic Analysis Laboratory

ESTIMATED ECONOMIC IMPACT
OF
THE SALUDA GRADE TRAIL

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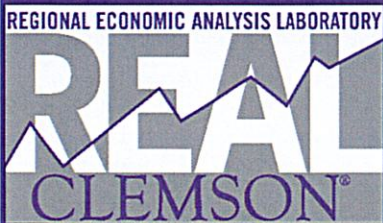
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July 31, 2024



Clemson Bicycle Research Team



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Executive Summary

This analysis examined the economic impact of the Saluda Grade Trail on Spartanburg County, South Carolina, and Polk and Henderson Counties in North Carolina, based on three (3) years (2025-2027) of construction and 10 years of post-construction (2028-2037), which is the first 10 years of trail use. However, as the urbanized areas of Greenville (SC) and Buncombe (NC) counties are adjacent to the study region, and as a small portion of the trail passes through Greenville County, these two counties are included and provide a more complete analysis of the region. Due to the size and resources of Greenville (SC) and Buncombe (NC) they will experience an economic impact, a “spillover” effect, even though they are not primary trail counties. The projected impacts of the trail result from initial construction, ongoing maintenance expenditures, and visitor spending. Economic impacts were estimated using the REMI PI⁺ model.

- Construction phase estimated to be three (3) years 2025-2027:
 - About 252 jobs.
 - Around \$43.5 million in output (e.g., the dollar value of goods and services produced in the region due to trail construction) annually.

- Construction phase and the first 10 years (2028-2037) of trail use:
 - Visitor spending will increase by around \$11 million to \$ 21.8 million.
 - Residential property values will increase by around \$88.6 million to \$106.7 million.
 - Nonresidential property values will increase by around \$27.7 million to \$41.8 million.
 - Population in-migration by around 103 to 185 persons.

- Total impacts (2025-2037) construction, maintenance, and visitor spending:
 - \$62.4 million to \$86.3 million in cumulative worker compensation.
 - \$194.6 million to \$266.7 million in cumulative output.

- Note that the property value and population estimates do not account for additional effects due to the amenity value resulting from the trail.

- We were unable to calculate healthcare savings based on the trail; however, data from across the USA indicates that trails provide cost savings in health benefits through reduced mortality rates and avoided healthcare costs.

Table of Contents

Introduction	5
Methodology	5
Data & Assumptions	6
Findings	6
Construction and Maintenance Impacts	7
Visitor Spending	7
Total Impacts	8
Property Values	9
Economic Migration	9
Healthcare	10
Conclusion	11
Appendix	12

Introduction

An economic impact analysis (EIA) estimates the effect a business or government activity has on jobs and income within a certain area. These effects include the jobs and income directly created by the business or government activity (what we refer to as direct effects), those created by local suppliers that service that activity (indirect effects), and those created because of workers spending their additional wage income in the community (induced effects). For example, if a new automobile factory were to locate to Anytown County and hired 1,000 workers, those 1,000 jobs, their wage income, and “output” (the sale value of the cars that they produce) would be the **direct effect** of the new factory. The **indirect effect** would be the new jobs, wages, and sales created at any local manufacturers who sold automotive parts to the new factory, as well as other local suppliers (for example, the soft drink distributor who stocks the vending machines). Finally, the **induced effect** would be the new jobs created due to workers from the manufacturer and its suppliers spending their newfound wage income at local retailers, restaurants, healthcare facilities, etc. The sum of all three of these effects (direct, indirect, and induced) is the **total economic impact** of the new factory.

This analysis estimates the economic impact of the proposed Saluda Grade Trail, a multi-use trail traversing parts of Spartanburg and Greenville Counties, South Carolina, and Polk and Henderson Counties in North Carolina. Although Greenville County, SC, will contain less than one mile of trail and Buncombe County, NC, will not contain any, both counties contain the largest regional urbanized areas, Greenville, SC and Asheville, NC, respectfully, so they will experience some economic impact, and are included in part of this analysis.

The Regional Economic Models, Inc. (REMI) PI+ software was used to analyze and forecast the regional economic impacts (employment, compensation, and output) from estimated capital expenditures (construction and maintenance expenditures) and visitor spending. The economic impact on property value, migration, and healthcare costs are also analyzed; however, healthcare costs could not be calculated using REMI PI+ software.

Methodology

Capital expenditures (construction and maintenance costs) and visitor spending to the four (4) counties that contain the trail were input data for the REMI PI+ model and used to estimate the trail’s impact on the regional economy. However, the input includes all five (5) counties as Buncombe County will experience a “spillover” effect. Greenville County’s effects are also primarily a result of a “spillover” effect since it contains less than a mile of the trail. REMI PI+ is an input-output (IO) and computable general equilibrium (CGE) model that estimates economic impacts considering inter- and intraregional flows of goods and services.

The metrics used in this analysis are described below. All dollar amounts are stated in constant 2022 dollars to control for inflation:

- **Employment** – Jobs created, including direct (e.g., those directly employed by construction firms), indirect, and induced jobs.

- **Compensation** – Aggregated annual impact on income from wages and salaries, including fringes, for all workers employed in the county.
- **Output**– The dollar value of goods and services produced in the specific geographic area.

Data & Assumptions

Data on current year and projected revenue, as well as planned capital expenditures, were provided by the Sponsor. In this analysis, construction was assumed to begin in 2025, with the trail opening in 2028, and projections were made through 2037. Construction costs are projected by the Sponsor (based upon a report for similar trails) and range between \$1.5 million and \$3 million per mile, depending on terrain and infrastructure needs (e.g., bridges or culverts). This analysis used the average of those costs (2.25 million per mile); the construction of the 31-mile trail is estimated to be \$69.75 million, divided evenly over three (3) years to obtain an annual construction cost. Following completion, a maintenance cost of \$1,648 per mile was assumed based on data published by AmericanTrails.org.¹

Future visitor expenditures were estimated based primarily on the comparison trails of The American Tobacco Trail, Swamp Rabbit Trail, and the Virginia Creeper Trail. Comparison trails were chosen based upon the criteria of them being established for at least 10 years and either being in the same region, such as the Swamp Rabbit Trail, and/or having comparable characteristics, such as rurality, size of nearby communities, presence of tourism amenities, elevation change, and socioeconomic status of the area. Additionally, data from other regional trail studies were used for comparison to help establish face validity. This method resulted in low and high estimates of impacts.

Spending per person was multiplied by the projected number of visitors and modeled using a low- to-high range; the actual impact from visitor spending is estimated to fall within this range. Number of visitors was assumed from the minimum estimate to the high estimate over the study period. Visitor spending and capital expenditures were input to the model for the three-county region collectively and for Greenville and Buncombe Counties individually; the REMI PI+ model allocated spending between the counties based on its historical data on spending patterns for each county. The model results were then output for each county separately and collectively. Note that the model takes interregional effects into account; for example, visitor spending that the model allocated to Polk County will impact Henderson and Spartanburg Counties.

Findings

The findings for the five-county project impact area are presented in tables and in the text; the dollar values are rounded in the text, and in some cases, the numbers are averaged.

Raw numbers for the study area included in Tables A1-A6 in the Appendix. The dollar values are rounded in the text, and in some cases, the numbers are averaged.

¹ <https://www.americantrails.org/resources/construction-and-maintenance-costs-for-trails>, accessed 09-Sep-23. Website provided numbers current as of 2007; dollar values were inflated to 2022 dollars for this analysis.

Construction and Maintenance Impacts

During each year of the three-year construction phase (2025-2027), construction expenditures for the Saluda Grade Trail are projected to impact employment by providing around 252 jobs, adding \$12.6 million in annual worker compensation, and generating \$43.5 million in annual output (e.g., the dollar value of goods and services produced in the region due to trail construction). See Table 1 below; and Table A3 in the Appendix.

Table 1. Estimated Construction Impact

Five Counties	Average*	Cumulative*
Jobs	252	-
Annual Compensation	\$12.6M	\$37.8M
Annual Output	\$43.5M	\$130.5M

* Over years 2025-2027

Once the trail is built and construction is completed, the capital expenditure impacts will be from negligible maintenance expenditures, so they are omitted here. This is explained in the following paragraph about Dutch Disease. Tables A4 and A5 in the Appendix provide low and high annual estimates for employment (jobs created), compensation, output, capital stock (property values), and net migration. The annual dollar values of compensation, output, and capital stock (property values) can be added across the tables for a cumulative total. However, annual numbers for employment (jobs) and net migration cannot be calculated similarly, and the final year of projection should be considered as the cumulative total.

Post-construction regional impact from maintenance expenditures is projected to be significantly smaller in the succeeding years, starting in 2028, with the “Dutch Disease” effect dominating for several years. [*Dutch Disease* refers to a slight negative regional impact following capital investment due to the upward pressure on wage rates created by the increase in demand for labor during construction; once construction ends, all else equal, labor demand returns to its previous level. However, because wage rates do not immediately adjust to their previous levels, this creates a negative impact until labor demand naturally “catches up” to the higher wage rate. These effects are common following large capital projects, but they are often outweighed by other factors positively impacting economic activity, so they typically go unnoticed. We project such to be the case for the Saluda Grade Trail.

Visitor Spending Impacts

Visitor spending estimates begin after anticipated trail completion, in 2028, and are presented below in the text and Table 2.

The low range (assuming the lower projection of per-person spending) for the first three years of operation (2028-2030) is predicted to provide around 27 jobs, adding approximately \$1.20 million in worker compensation, and generating \$3.7 million in output. In 2037, the final year of this projection, the low-range visitor spending is projected to impact employment by providing around 72 jobs, adding \$3.7 million in worker compensation, and generating \$11 million in output. Cumulatively, the low-range visitor spending the first 10 years of the trail being in operation is projected to contribute \$24.4 million in worker compensation and generate \$73.5 million in output. See Table A1 in the Appendix for the numbers in this paragraph, averages and cumulative numbers, were calculated using the data in the table.

Over the first three years of the completed trail (2028-2030) the high-range (assuming the higher projection of per-person visitor spending) averages are projected to impact employment by providing around 54 jobs, adding approximately \$2.4 million in worker compensation, and generating \$7.3 million in output. In 2037, the final year of this projection, the low-range visitor spending is projected to impact employment by providing around 142 jobs, adding \$7.3 million in worker compensation, and generating \$21.8 million in output. Cumulatively, the high-range visitor spending the first 10 years of the trail being in operation is projected to contribute \$48.2 million in worker compensation and generate \$145.6 million in output. See Table A2 in the Appendix for the numbers in this paragraph, except for the cumulative numbers, which were calculated using the data in the table.

Table 2. Estimated Visitor Spending Impact

Five Counties	Average*	Cumulative*
Jobs	51-100	-
Annual Compensation	\$2.4M-\$4.8M	\$24.4M-\$48.2M
Annual Output	\$7.3M-\$14.6M	\$73.5M-\$145.6M

* Over years 2028-2037

Total Impacts

The total impact includes years 2025-2037; 2025-2027 only include construction expenditures, while 2028-2037 (post construction) includes visitor spending and trail maintenance and will be discussed with the projected low- range (Table A4 in the Appendix) and high-range (Table A5 in the Appendix). The data is presented below in the text and in Table 3.

Low Range

For the first three (3) years following completion of the trail (2028-2030), the low-range (assuming the lower projection of per-person spending) is projected to impact employment by providing around 31 jobs, adding approximately \$1.9 million in worker compensation, and generating \$3.7 million in output. In 2037, the final year of this projection, the trail is projected to impact employment by providing around 73 jobs, adding \$3.6 million in worker compensation, and generating \$10.8 million in output. Cumulatively, the low-range impact on total output for the 13 years of the trail being built (3 years) and then in use (10 years) is projected to be \$62.4 million in worker compensation and generate \$194.6 million in output. See Table A4 in the Appendix for the numbers in this paragraph, except for the cumulative numbers, which were calculated using the data in the table.

High Range

The high-range (assuming the higher projection of per-person spending) is projected over the first three (3) years of the completed trail (2028-2030) to impact employment by providing around 59 jobs, adding approximately \$3.1 million in worker compensation, and generating \$7.3 million in output. In 2037, the final year of this projection, the high-range impact is projected to be around 143 jobs, adding \$7.2 million in worker compensation and generating \$21.6 million in output. Cumulatively, the high-range total input for the 13 years of the trail being built (3 years) and then in operation (10 years) is projected to contribute \$86.3 million in worker compensation and generate \$266.6 million in output. See Table A5 in the Appendix for the numbers in this

paragraph, except for the cumulative numbers, which were calculated using the data in the tables.

Table 3. Estimated Total Impact

Five Counties	Average*	Cumulative*
Jobs	96-134	-
Annual Compensation	\$4.8M-\$6.6M	\$62.4M-\$86.3M
Annual Output	\$15M-\$20.5M	\$194.6M-\$266.7M

* Over years 2025-2037

Property Values

The model also projected the impact on property values, indicated as residential and non-residential capital stock in the tables. Property value impact estimates are due to projected increases in economic activity; they do not consider amenity effects. The low-range model for the five-county region (Table A4 in the Appendix) projects a low-end cumulative increase of \$88.7 million in residential property values over the 13 years of trail construction and operations and \$27.7million in non-residential (commercial/industrial) property values.

The high-range model for the three-county region (Table A5 in the Appendix) predicts a cumulative increase of \$106.7 million in residential and \$41.7 million in non-residential property values.

Economic Migration

Economic migration describes individuals who relocate between regions in response to changes in relative wage rates. This model projects that between 103 and 185 persons will in-migrate to the five-county region by the tenth year (2037) of trail operations (See Tables A4 and A5 in the Appendix). These numbers only consider in-migration due to economic opportunity. Trails, parks, and other similar features that generate amenities (i.e., quality of life) values are not accounted for in the economic model.

Table A6 in the Appendix illustrates the in-migration of additional residents due to amenities over and above the economic migration predicted above; these additional residents are projected to result in 52 new jobs, approximately \$8.6 million in output, and roughly \$1.5 million in total capital stock (property values) per 100 new residents for the three-county region. Although the model does not predict the number of new residents due to amenity value, these results can be used to estimate the impact of these additional residents. These impacts are estimated only for the three-county region, as new residents wishing to be near the trail must be in one of these three counties.

Healthcare

Although economists are diligently working to find a more standardized method of modeling healthcare cost change due to amenities like trails, these researchers did not find a suitable way to do so for this project. Specifically, transferable, comparable data is lacking that would provide sufficiently reliable data for using the REMI PI⁺ modeling software. However, interesting data is being reported regarding healthcare costs associated with trails and below are some findings to

consider.

The American Tobacco Trail and the Bicycling in Northwest Arkansas study may be more comparable to the Saluda Grade Trail. Recent studies on the American Tobacco Trail in NC and Bicycling in Northwest Arkansas (home to a growing variety of trail systems) determined healthcare savings, and that data are provided first, as a guide to thinking about the Saluda Grade Trail's potential health impacts.

A 2017 report on the American Tobacco Trail used the Integrated Transportation and Health Impact Model (ITHIM) to determine that for an annual use rate of 480,800 trips, users could expect healthcare costs to be reduced by \$1.437 million annually, collectively an additional 23.9 years of a healthy life, and a \$913,000 decrease in road traffic injuries.²

A 2018 report on Bicycling in Northwest Arkansas used the World Health Organization's Health Economic Assessment Tool (HEAT) to determine that bicycling in the region contributes to \$86 million in total health benefits, \$79 million in reduced mortality benefits, and \$7 million in avoided healthcare costs. The Northwest Arkansas figures were based on an estimated 4,694 active bicyclists (who rode five (5) days or more a week).³ A 2023 Bicycling in Northwest Arkansas report by a different firm determined that the 19,600 active cyclists in the region avoided \$59 million in chronic disease costs. The total number of cyclists who biked at least four (4) days a month was 135,000, and they avoided 41 premature deaths. This study also used the World Health Organization's Health Economic Assessment Tool.⁴

Below is other healthcare data from the USA, but on less comparable trails than the American Tobacco Trail and Bicycling Northwest Arkansas trail system. A 2016 report on the Doodle Trail in Pickens and Easley, SC, determined that 63.7% of respondents would participate less or not at all in their trail activity if the Doodle Trail did not exist.⁵ This data indicates the importance of a trail on exercise habits, especially in rural areas with few other walking or bicycling facilities.

A 2011 study of the Intertwine Trail in Portland, OR, found that trail users collectively experienced healthcare savings of \$81.2 million, with \$55.2 million attributed to bicycling and

² https://itre.ncsu.edu/ncdot-2015-44_sup-project_brochure_optimized/, accessed 06-Jun-2023.

³ https://headwaterseconomics.org/wp-content/uploads/Trail_Study_136-AR-Bicycle-Benefits.pdf, accessed 06-Jun-2023

⁴ https://cber.uark.edu/Economic_and_Health_Benefits_of_Bicycling_in_Northwest_Arkansas.pdf, accessed 27-Sep-2023

⁵ Doodle Trail User Survey Report 2016, accessed 05-May-2023

\$26 million attributed to walking. These findings were based on an annual 81 million bicycle trips averaging five (5) miles and 60 million pedestrian trips averaging 2 miles.⁶

Five case studies of trails in Michigan determined that trail users avoided \$256 million in annual healthcare costs while contributing \$187 million to Michigan's gross state product through reduced absenteeism associated with increased physical activity.⁷ This 2014 report includes trails in large and rural communities.

Lastly, a 2005 study reported 1998 data on users of multi-use trails in Lincoln, NE. The annual direct health benefit per trail user was \$564.41, while the cost per user was calculated to be \$192.12. The cost-benefit ratio ($\$564.41/\192.12) was 2.94, meaning that every \$1 investment in using trails led to \$2.94 in direct medical benefit.⁸

Conclusion

The Saluda Grade Trail is an exciting addition to this area's growing number of trail options, strengthening the region's ability to provide free to use exercise facilities for residents and attract bicycle and pedestrian-oriented tourists. The benefits derived from the development of trails are multifaceted and well documented as they provide essential connections between and within communities, offer accessible recreation opportunities for residents and visitors, promote physical health and mental well-being, and provide a variety of economic and other benefits that contribute to the overall sustainability and quality of life within their geographic regions. This analysis provides estimates of the potential economic benefits of the Saluda Grade Trail, created through trail construction and maintenance and visitor expenditures.

⁶ <https://bikeportland.org/wp-content/uploads/2011/02/IntertwinePAObesityAssessment.pdf>, accessed 27-Sep-2023

⁷ https://headwaterseconomics.org/wp-content/uploads/Trail_Study_85-MI-Cycling-Impact.pdf, accessed 27-Sep-2023

⁸ <https://pubmed.ncbi.nlm.nih.gov/15855287/>, accessed 27-Sep-2023

Appendix

Table A-1. Five County Total, Visitor Spending (Low)

Category	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Employment	Individuals (Jobs)	-	-	-	26	27	28	52	52	52	51	73	72	72
Compensation	Thousands of Fixed (2022) Dollars	\$ -	\$ -	\$ -	\$ 1,130	\$ 1,194	\$ 1,267	\$ 2,394	\$ 2,455	\$ 2,513	\$ 2,625	\$ 3,583	\$ 3,621	\$ 3,668
Output	Thousands of Fixed (2022) Dollars	\$ -	\$ -	\$ -	\$ 3,463	\$ 3,693	\$ 3,824	\$ 7,261	\$ 7,449	\$ 7,531	\$ 7,506	\$ 10,805	\$ 10,936	\$ 11,000

Table A-2. Five County Total, Visitor Spending (High)

Category	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Employment	Individuals (Jobs)	-	-	-	52	54	55	103	103	103	101	144	144	142
Compensation	Thousands of Fixed (2022) Dollars	\$ -	\$ -	\$ -	\$ 2,238	\$ 2,366	\$ 2,508	\$ 4,744	\$ 4,865	\$ 4,979	\$ 5,003	\$ 7,101	\$ 7,175	\$ 7,267
Output	Thousands of Fixed (2022) Dollars	\$ -	\$ -	\$ -	\$ 6,862	\$ 7,316	\$ 7,577	\$ 14,384	\$ 14,758	\$ 14,921	\$ 14,870	\$ 21,418	\$ 21,667	\$ 21,793

Table A-3. Five County Total, Construction & Maintenance

Category	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Employment	Individuals (Jobs)	247	254	256	16	3	(5)	(9)	(9)	(7)	(5)	(3)	(1)	1
Compensation	Thousands of Fixed (2022) Dollars	\$ 12,038	\$ 12,594	\$ 13,141	\$ 1,358	\$ 815	\$ 73	\$ (286)	\$ (423)	\$ (422)	\$ (357)	\$ (263)	\$ (163)	\$ (70)
Output	Thousands of Fixed (2022) Dollars	\$ 42,280	\$ 43,861	\$ 44,337	\$ 2,171	\$ (151)	\$ (1,738)	\$ (2,302)	\$ (2,286)	\$ (1,939)	\$ (1,471)	\$ (988)	\$ (541)	\$ (162)

Table A-4. Estimated Total Impact (Low) - Five County Total

Category	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Employment	Individuals (Jobs)	247	254	255	42	31	22	43	44	45	46	70	72	73
Compensation	Thousands of Fixed (2022) Dollars	\$ 12,038	\$ 12,594	\$ 13,141	\$ 2,487	\$ 2,009	\$ 1,340	\$ 2,109	\$ 2,032	\$ 2,091	\$ 2,169	\$ 3,323	\$ 3,459	\$ 3,599
Output	Thousands of Fixed (2022) Dollars	\$ 42,279	\$ 43,861	\$ 44,338	\$ 5,636	\$ 3,541	\$ 2,087	\$ 4,958	\$ 5,164	\$ 5,393	\$ 6,035	\$ 9,829	\$ 10,398	\$ 10,840
Res. Capital Stock	Thousands of Fixed (2022) Dollars	\$ 2,290	\$ 5,433	\$ 8,743	\$ 9,792	\$ 9,659	\$ 8,879	\$ 7,992	\$ 7,139	\$ 6,409	\$ 5,834	\$ 5,558	\$ 5,468	\$ 5,499
Non-Res. Cap. Stock	Thousands of Fixed (2022) Dollars	\$ 601	\$ 1,208	\$ 1,778	\$ 1,860	\$ 1,901	\$ 1,906	\$ 2,031	\$ 2,186	\$ 2,354	\$ 2,523	\$ 2,813	\$ 3,129	\$ 3,443
Net Migration	Individuals (Persons)	66	114	152	125	107	94	91	89	87	87	94	99	103

Table A-5. Estimated Total Impact (High) - Five County Total

Category	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Employment	Individuals (Jobs)	247	254	255	68	57	49	94	95	96	96	142	143	143
Compensation	Thousands of Fixed (2022) Dollars	\$ 12,038	\$ 12,594	\$ 13,141	\$ 3,596	\$ 3,180	\$ 2,582	\$ 4,458	\$ 4,442	\$ 4,557	\$ 4,647	\$ 6,838	\$ 7,012	\$ 7,198
Output	Thousands of Fixed (2022) Dollars	\$ 42,279	\$ 43,861	\$ 44,338	\$ 9,034	\$ 7,164	\$ 5,839	\$ 12,082	\$ 12,473	\$ 12,982	\$ 13,399	\$ 20,430	\$ 21,136	\$ 21,632
Res. Capital Stock	Thousands of Fixed (2022) Dollars	\$ 2,290	\$ 5,433	\$ 8,743	\$ 9,967	\$ 10,079	\$ 9,562	\$ 9,088	\$ 8,681	\$ 8,378	\$ 8,182	\$ 8,368	\$ 8,736	\$ 9,186
Non-Res. Cap. Stock	Thousands of Fixed (2022) Dollars	\$ 601	\$ 1,208	\$ 1,778	\$ 2,003	\$ 2,226	\$ 2,422	\$ 2,863	\$ 3,357	\$ 3,854	\$ 4,326	\$ 5,013	\$ 5,727	\$ 6,416
Net Migration	Individuals (Persons)	66	114	152	133	122	114	123	130	136	141	160	174	185

Table A-6. Est. Impact per 100 Additional Residents, Total, 5-Counties*

Category	Units	Single Year
Employment	Individuals (Jobs)	52
Compensation	Thousands of Fixed (2022) Dollars	\$ 2,276.0
Output	Thousands of Fixed (2022) Dollars	\$ 8,558.0
Res. Capital Stock	Thousands of Fixed (2022) Dollars	\$ 1,323
Non-Res. Cap. Stock	Thousands of Fixed (2022) Dollars	\$ 151

* 100 new residents each in Henderson, Polk, and Spartanburg Counties

Image 40. SGT Economic Impact Infographic (Source: TPD)

ECONOMIC IMPACT

of the Saluda Grade Trail in North & South Carolina

The proposed Saluda Grade Trail would convert the former rail line into a 31-mile long multi-use trail in Western North Carolina and Upstate South Carolina. Rail trails have been shown to grow local economies. The trail would pass through several small towns and provide economic benefits from job creation to increased revenue from tourism. In 2024, Clemson University's Regional Economic Analysis Laboratory conducted an economic impact analysis for the Saluda Grade Trail.

DEFINITIONS

- EMPLOYMENT:** jobs created, including direct, indirect and induced jobs
- COMPENSATION:** aggregated annual impact on income from wages and salaries, including fringes for all workers employed in the county
- OUTPUT (TOTAL SALES):** The impact on the dollar value of all goods and services produced



Total Impacts
(construction, maintenance, visitor spending)

In cumulative worker compensation: **\$62.4 - \$86.3M**

In cumulative output: **\$194.5 - \$266.6M**

Commercial Property Values (first 10 years)

Increase in value of nonresidential property: **\$24.1 - \$38.2M**

Construction Phase Economic Impact

In output (annually during construction period): **\$43.5M**

jobs created during construction period: **253**



Data developed by Clemson University Regional Economic Analysis Laboratory 2024