



**BRUNSWICK COUNTY**  
**OFFICE OF THE COMMISSIONERS**

**NOTICE OF PUBLIC HEARING BY THE BOARD OF COMMISSIONERS FOR  
THE COUNTY OF BRUNSWICK, NORTH CAROLINA REGARDING TAX-EXEMPT  
BONDS FOR HEALTH CARE FACILITIES TO BE ISSUED BY THE NATIONAL  
FINANCE AUTHORITY FOR THE BENEFIT OF NOVANT HEALTH, INC.**

NOTICE IS HEREBY GIVEN that on April 21, 2025 a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), will be held by the Board of Commissioners for the County of Brunswick, North Carolina (the “County”), with respect to the health care facilities proposed to be financed or refinanced by the National Finance Authority (the “Authority”), a component unit of the Business Finance Authority of the State of New Hampshire, with proceeds from the issuance of one or more series of tax-exempt bonds (the “Bonds”). The hearing will commence at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Commissioners’ Chambers of the David R. Sandifer Administration Building located at 30 Government Center Drive Northeast, Bolivia, North Carolina 28422, the regular place of meeting. The Bonds will be “qualified 501(c)(3) bonds” as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “Code”), for hospital and related health care facilities. The maximum stated principal amount of Bonds to be issued is \$855,000,000.

The proceeds from the sale of the Bonds will be loaned to Winston-Salem Sustainable Energy Partners LLC (the “Borrower”), an Arizona limited liability company. The proceeds from the sale of the Bonds will be applied by the Borrower to (1) pay or reimburse the costs of the acquisition, development, construction, improvement and equipping of certain energy related improvements, including but not limited to, upgrading and replacing central utility plant assets, replacing electrical distribution infrastructure, replacing air handling units, upgrading building automation systems, implementing energy savings measures, and making other infrastructure improvements (collectively, the “Energy Projects”) at certain hospitals and related facilities located at the addresses set forth on Exhibit A (collectively, the “Novant Facilities”) and owned and operated by Novant Health, Inc., a North Carolina nonprofit corporation (“Novant”), and certain of its affiliates more specifically described below (collectively, the “Benefitting Entities”), (2) pay, or reimburse Novant for paying, a portion of the cost of the 2025 Projects (described below), (3) if determined to be applicable, refund existing indebtedness of Novant, the proceeds of which were used to initially finance a portion of the 2025 Projects, (4) if determined to be desirable, pay a portion of the interest accruing on the Bonds, and (5) pay certain expenses incurred in connection with the issuance of the Bonds by the Authority.

The 2025 Projects include (A) constructing, renovating, furnishing and equipping (1) a new health care facility known as Novant Health Scotts Hill Medical Center to be located at 151 Scotts Hill Medical Park Drive, Wilmington, North Carolina 28411 and consisting of approximately 74 licensed inpatient beds, eight operating rooms, endoscopy procedure rooms, an emergency department, imaging and laboratory facilities and related support service areas (the “Scotts Hill Medical Center Project”); (2) an expansion to and renovation of the emergency department at Novant Health Mint Hill Medical Center located at 8201 Healthcare Loop, Charlotte, North Carolina 28215 and consisting of two new trauma rooms, 17 new treatment rooms, clinical support space, lobby expansion, new imaging services, new elevator shaft and additional support rooms (the “Mint Hill Medical Center Project”); and (3) a new observation unit at Presbyterian Medical Center located at 200 Hawthorne Lane, Charlotte, North Carolina 28204 (the “Presbyterian Medical Center Project”); and (B) routine capital expenditures at any of the Novant Facilities, including but not limited to (1) additions and renovations to such Novant Facilities and (2) the acquisition of medical, computer, office and capital equipment

for use at such Novant Facilities (the “Routine Capital Expenditures Projects,” and collectively with the Scotts Hill Medical Center Project, the Mint Hill Medical Center Project and the Presbyterian Medical Center Project, the “2025 Projects”).

The maximum principal amount of Bonds to be issued to finance or refinance the following 2025 Projects is set forth in the table below:

<u>Project</u>	<u>Maximum Principal Amount of Bonds to be Issued Relating to the 2025 Projects</u>
Scotts Hill Medical Center Project	\$262,600,000
Mint Hill Medical Center Project	45,000,000
Presbyterian Medical Center Project	39,000,000

Set forth on Exhibit A is the maximum principal amount of Bonds to be issued at each of the Novant Facilities for the Energy Projects and the Routine Capital Expenditures Projects.

The Borrower and the Benefitting Entities are organizations described in Section 501(c)(3) of the Code or are properly classified as disregarded entities whose ultimate owner is an organization described in Section 501(c)(3) of the Code. The Energy Projects and the 2025 Projects are together referred to as the “Project.” The Project is or will be owned or operated by Novant and the other Benefitting Entities, including The Presbyterian Hospital; Forsyth Memorial Hospital, Inc.; Pender Memorial Hospital, Incorporated; Novant Health Matthews Medical Center, LLC; Medical Park Hospital, LLC; Novant Health Ballantyne Medical Center, LLC; Novant Health Mint Hill Medical Center, LLC; Novant Health New Hanover Regional Medical Center, LLC; Novant Health Thomasville Medical Center, LLC; Brunswick Community Hospital, LLC; Novant Health Rowan Medical Center, LLC; South Carolina Coastal Medical Center, LLC; Hilton Head Medical Center, LLC; and East Cooper Medical Center, LLC.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of New Hampshire, the State of South Carolina, the State of North Carolina or any political subdivision thereof, including the County, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will provide a reasonable opportunity to be heard for persons wishing to express their views on the issuance of the Bonds or on the nature and location of the Project proposed to be financed or refinanced. Any person wishing to comment in writing should do so prior to such meeting to the Board of Commissioners for the County of Brunswick, North Carolina, PO Box 249, Bolivia, North Carolina 28422 Attention: Clerk to Board of Commissioners.

This notice is published in accordance with the Code and the regulations promulgated thereunder.

BOARD OF COMMISSIONERS FOR THE COUNTY  
OF BRUNSWICK, NORTH CAROLINA

By: Daralyn Spivey  
Clerk to the Board of Commissioners

Dated: April 9, 2025

Exhibit A

Energy Projects and Routine Capital Expenditure Projects

<u>Facility and Address</u>	<u>Maximum Principal Amount of Bonds to be Issued</u>	
	<u>Energy Projects</u>	<u>Routine Capital Expenditure Projects</u>
Ballantyne Medical Center 10905 Providence Road W. Charlotte, NC 28277	\$6,600,000	N/A
Charlotte Orthopedic Hospital 1901 Randolph Road Charlotte, NC 28207	\$18,700,000	N/A
Huntersville Medical Center 10030 Gilead Road Huntersville, NC 28078	\$25,400,000	\$23,600,000
Matthews Medical Center 1500 Matthews Township Pkwy. Matthews, NC 28105	\$27,500,000	\$21,700,000
Mint Hill Medical Center 8201 Healthcare Loop Charlotte, NC 28215	\$10,300,000	\$700,000
Presbyterian Medical Center 200 Hawthorne Lane Charlotte, NC 28204	\$70,700,000	\$51,900,000
Clemmons Medical Center 6915 Village Medical Circle Clemmons, NC 27012	\$13,700,000	\$7,200,000
Forsyth Medical Center 3333 Silas Creek Pkwy. Winston-Salem, NC 27103	\$83,800,000	\$53,100,000
Kernersville Medical Center 1750 Kernersville Medical Pkwy. Kernersville, NC 27284	\$19,700,000	\$11,500,000
Medical Park Hospital 1950 S Hawthorne Road Winston-Salem, NC 27103	\$12,400,000	N/A

Facility and Address	Maximum Principal Amount of Bonds to be Issued	
	Energy Projects	Routine Capital Expenditure Projects
New Hanover Orthopedic Hospital 5301 Wrightsville Ave. Wilmington, NC 28403	\$15,100,000	\$13,000,000
New Hanover Regional Medical Center 2131 S 17th Street Wilmington, NC 28401	\$65,900,000	\$62,000,000
Thomasville Medical Center 207 Old Lexington Road Thomasville, NC 27360	\$14,700,000	\$7,000,000
Brunswick Medical Center 240 Hospital Dr. Bolivia, NC 28422	\$21,200,000	\$16,300,000
Rowan Medical Center 612 Mocksville Ave. Salisbury, NC 28144	\$34,900,000	\$19,300,000
Pender Medical Center 507 E Fremont Street Burgaw, NC 28425	\$7,700,000	\$3,200,000
East Cooper Medical Center 2000 Hospital Drive Mt Pleasant, SC 29464	\$21,300,000	\$13,100,000
Coastal Carolina Hospital 1000 Medical Center Drive Hardeeville, SC 29927	\$9,800,000	\$6,200,000
Hilton Head Hospital 25 Hospital Center Blvd. Hilton Head Island, SC 29926	\$29,700,000	\$15,100,000