

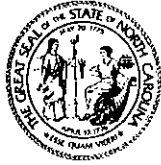


**NORTH CAROLINA  
AGRICULTURAL FINANCE AUTHORITY**

**The North Carolina Agricultural Finance Authority's  
Annual Report to the Governor and the Vice-Chairs  
and Co-Chairs of the House and Senate Joint  
Legislative Oversight Committee on Agriculture and  
Natural and Economic Resources on Governmental  
Operations.**

**North Carolina General Statute 122D-18(c)**

**October 1, 2018**



**NORTH CAROLINA  
AGRICULTURAL FINANCE AUTHORITY**

October 1, 2018

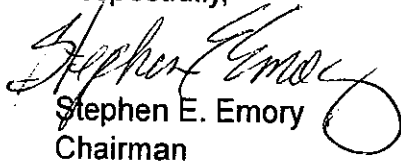
The Honorable Roy Cooper  
Governor  
116 W. Jones Street  
Raleigh, NC 27603-8001

Dear Governor Cooper:

Pursuant to North Carolina General Statute 122D-18(c), the North Carolina Agricultural Finance Authority (NCAFA) presents our FY18 annual report on the operations of the Authority. Since 2002 the Authority has been entirely self-sufficient; using only interest and earnings for operating purposes.

If we can provide addition information, please do not hesitate to contact us.

Respectfully,

  
Stephen E. Emory  
Chairman



**NORTH CAROLINA  
AGRICULTURAL FINANCE AUTHORITY**

October 1, 2018

The Honorable Bill Cook  
N.C. Senate  
Co-Chairman, Senate ANER Committee  
16 W Jones Street, Room 1026  
Raleigh, NC 27601-2808

The Honorable Trudy Wade  
N.C. Senate  
Co-Chairman, Senate ANER Committee  
300 N Salisbury Street, Room 525  
Raleigh, NC 27603-5925

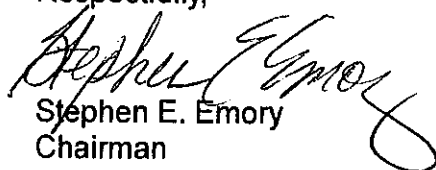
The Honorable Rick Gunn  
N.C. Senate  
Co-Chairman, Senate ANER Committee  
300 N Salisbury Street, Room 523  
Raleigh, NC 27603-5925

Dear Senator Cook, Senator Gunn and Senator Wade:

Pursuant to North Carolina General Statute 122D-18(c), the North Carolina Agricultural Finance Authority (NCAFA) presents our FY18 annual report on the operations of the Authority. Since 2002 the Authority has been entirely self-sufficient; using only interest and earnings for operating purposes.

If we can provide addition information, please do not hesitate to contact us.

Respectfully,

  
Stephen E. Emory  
Chairman



**NORTH CAROLINA  
AGRICULTURAL FINANCE AUTHORITY**

October 1, 2018

The Honorable Jimmy Dixon  
N.C. House of Representatives  
Chairman  
House ANER Committee  
16 W. Jones Street, Room 2226  
Raleigh, NC 27601-1096

The Honorable Pat McElraft  
N.C. House of Representatives  
Chairman  
House ANER Committee  
300 N. Salisbury Street, Room 634  
Raleigh, NC 27603-5925

The Honorable Kyle Hall  
N.C. House of Representatives  
Chairman  
House ANER Committee  
300 N. Salisbury Street, Room 536  
Raleigh, NC 27603-5925

The Honorable Stephen Ross  
N.C. House of Representatives  
Chairman  
House ANER Committee  
300 N. Salisbury Street, Room 635  
Raleigh, NC 27603-5925

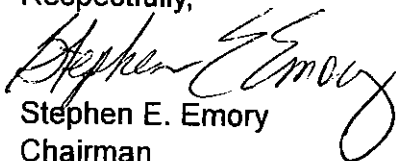
The Honorable Michele D. Presnell  
N.C. House of Representatives  
Vice Chairman  
House ANER Committee  
300 N Salisbury Street, Room 306B2  
Raleigh, NC 27603-5925

Dear Representative Dixon, Representative McElraft, Representative Hall, Representative Ross and Representative Presnell:

Pursuant to North Carolina General Statute 122D-18(c), the North Carolina Agricultural Finance Authority (NCAFA) presents our FY18 annual report on the operations of the Authority. Since 2002 the Authority has been entirely self-sufficient; using only interest and earnings for operating purposes.

If we can provide addition information, please do not hesitate to contact us.

Respectfully,

  
Stephen E. Emory  
Chairman



## **NORTH CAROLINA AGRICULTURAL FINANCE AUTHORITY**

**October 1, 2018**

**TO: THE GOVERNOR AND THE VICE-CHAIRS AND CO-CHAIRS OF THE HOUSE AND SENATE JOINT LEGISLATIVE OVERSIGHT COMMITTEE ON AGRICULTURE AND NATURAL AND ECONOMIC RESOURCES ON GOVERNMENTAL OPERATIONS.**

As the Chairman of the North Carolina Agricultural Finance Authority, I am pleased to present our annual report to the Governor and the Joint Legislative Oversight Committee on Agriculture and Natural and Economic Resources Committee on Governmental Operations.

### **Mission Statement**

The North Carolina Agricultural Finance Authority (NCAFA) was established by the North Carolina General Assembly to provide credit to agriculture throughout North Carolina. Our mission applies to all aspects of agriculture: farming, processing, manufacturing and exporting.

### **Operating Procedure**

Essentially operating as the North Carolina 'Agricultural Bank' the Authority originates, finances, and services loans in the agricultural sector that would otherwise not be made. Using federal guarantees and secondary markets, state funds are leveraged with minimal risk of loss.

### **Background**

#### **Farm Loan Programs**

The "farm loan" programs have resulted from use of the "Reserve for Farm Loans" that was established as a trust fund at the outset for NCAFA. During the years, several additions were made by the General Assembly to the reserves bringing them to a cumulative total of \$2,300,000 since formation in 1986. Since FY02 the Authority has not received any State appropriations.

The Authority's borrowers are farmers who cannot obtain financing from conventional sources. Every loan we close has reasonably high risk. The Authority has mostly poultry and swine loans. The Authority offers very low closing costs, a \$75.00 application fee and will finance 95% loan to value, which makes the agency appealing to small farmers with limited funds to purchase a farming operation.

The Authority has a working agreement with the United States Department of Agriculture (USDA) which allows the Authority to be able to obtain Federal guarantees (for up to 90% of loan value) for loans made by the Authority, if the loan requirements meet the USDA Farm Service Agency (USDA - FSA) requirements. NCAFA still uses this FSA guarantee on any loan that qualifies with FSA and the Authority. The guaranteed portion of the loan is marketable. Secondary market buyers bid on sealed bids for the Federal guaranteed loan portions at a premium (premiums have averaged around 10% over par). After these loans are closed, the 90% guaranteed by the United States Department of Agriculture - Farm Service Agency will be sold in the secondary market.

The Authority holds 10% of the principal balance and services the loan until paid in full, receiving a servicing fee from the holder of the loan.

Utilizing the United States Department of Agriculture - Rural Development (USDA - RD) guarantee program, we currently have four loans financed, a winery located in Surry County and a swine processing plant located in Duplin County. After these loans were closed, the 70% to 80% guaranteed amount was sold in the secondary market. The Authority holds the remaining 20% to 30% of the principal balance and services the loan until paid in full, receiving a servicing fee from the holder of the loan.

#### **Agricultural Development Bonds (ADB) Tax Exempt**

The first bond was issued in 1995, to date a total of \$46,810,000 has been issued. The Authority utilizes State allocations to issue tax exempt Agricultural Development Bonds (ADB) for waste management projects that are generating green energy from animal waste, fiber waste and other fuel sources. This means food waste and animal waste plus various agricultural crops will join the 'greenside' of farming for farmers.

The Authority appears to be the only North Carolina State government agency with statutory authority to issue Tax Exempt Agricultural Development Bonds (ADB). The North Carolina Tax Reform Allocation Committee (TRAC) is the entity responsible for making such allocations.

As of June 2018, the Authority has one ADB in the pipeline to use \$43.5MM in State allocations; the bond project is anaerobically digesting poultry waste to generate biomethane to produce electricity. The project will provide an environmentally sound solution for the disposal of poultry waste in the state, while providing a long-term contracted source of revenue for the waste to poultry growers.

#### **Qualified Energy Conservation Bonds (QECB)**

In the American Recovery and Reinvestment Act of 2009, Congress expanded the authorization for the issuance of QECBs to \$3.2 billion nationwide, which was then allocated amongst the States based on population, North Carolina received an allocation of \$95,677,000. Of that amount, approximately \$62,677,000 was allocated to local governments, and the remaining \$33,000,000 was available for allocation at the state level. The North Carolina Tax Reform Allocation Committee (TRAC) is the entity responsible for making such allocations.

As of December 2017, the Authority has issued \$43,362,711 in QECBs exhausting the \$33,000,000 allocation received at the State level. After exhausting the allocation at the State level, the Authority's Administrator of the Green Community Program contacted local governments around the State to request any unused QECB allocations received be returned to the State for use by the Authority for projects located in their counties.

The Authority used \$9,350,000 of QECB allocations through our Green Community Program (GCP) to fund a renewable energy project using swine waste. The Optima TH project, closed in December 2017, will be constructing a swine methane recapture project to capture the bio-methane being off gassed and flared from the Smithfield Foods Processing facility in Tar Heel, NC, delivering pipeline quality renewable natural gas to Duke Energy.

In North Carolina, the Authority is the only entity that has issued QECBs for the benefit of private entities, under its statutory authority to issue conduit bonds to finance private development on agricultural land. In fact, the Authority is the only agency or authority in the State that has the statutory authority to issue QECBs for private entities, or to operate a Green Community Program to provide loans to the private sector to finance renewable energy projects. The Authority appears to be the only conduit issuer in the state whose statutory authorization includes some of the types of facilities contemplated by the QECB statute (such as generations of electricity from solar, wind, geothermal and other renewable sources). The Authority receives a fee equal to 1% of the bond value upon issuance.

This program was discontinued by the federal government in 2017.

### **Green Bond Program**

At the Authority's board meeting in June 2018 a proposal was brought before the board to establish a new Green Bond Program (GBP). The members voted for documentation to be prepared by bond counsel for a formal ratification by the board at the next meeting in December 2018.

The NCAFA Green Bond Program (the "Program") is a specialized program that facilitates flows of lower cost capital into high growth sectors of clean energy, conservation and sustainability industries for projects that have a nexus to the agriculture industry within North Carolina.

The Program follows the International Capital Management Association's "Green Bond Principles" to ensure that funds are used exclusively to finance/refinance "Green Projects", including:

- Renewable energy generation and distributed generation resources.
- Energy efficiency in new or refurbished agricultural buildings; Pollution prevention and control.
- Solid waste disposal, energy conservation and recycling facilities for agricultural waste streams.
- Technologies that support carbon sequestration, clean transportation and alternative fuels.
- Sustainable water and wastewater management technologies for agricultural operations.

- Eco-efficient and circular economy adapted products, production technologies and processes.

The types of Green Bonds used include:

- Tax Exempt Private Activity Bonds such as Solid Waste Disposal Bonds, Industrial Revenue Development Bonds, and other such tax exempt private activity bonds.
- Taxable Private Activity Bonds

### **Green Community Program (GCP)**

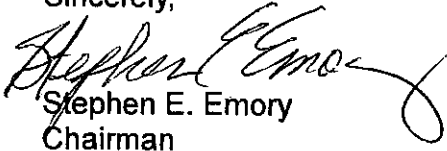
In July, 2013, the Authority adopted a resolution formalizing its process for acting as a conduit issuer for renewable energy facilities and other qualifying energy conservation purposes on agricultural land into a "Green Community Program".

The Authority retains no role for servicing after the ADBs or QECBs are issued. The Authority does not issue the bonds until the financing structure is fully in place and the funds are committed from a lender or underwriter.

In our over 30 years of existence, the Authority has helped numerous farmers, agribusinesses and public bodies obtain capital through loans and bonds. We have assisted some ethnic groups that we felt were underserved in the agricultural lending community. Many small farmers have received help through our programs where they would not have qualified for conventional financing.

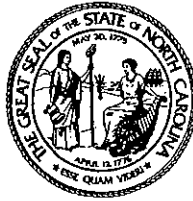
We are very proud of the service we provide to the agricultural families in our great state.

Sincerely,



Stephen E. Emory  
Chairman





## **NORTH CAROLINA AGRICULTURAL FINANCE AUTHORITY**

### **Loan Activity as of June 30, 2018**

42 application packets were mailed to prospective borrowers

5 loans were closed totaling \$2,406,530

4 loans in process totaling \$2,842,150

There were no loans in default

#### **Loans Sold in the Secondary Market:**

Amount sold           \$2,129,985.68

Sales value           \$2,343,592.89

Amount of Gain       \$ 213,607.21

### **Bond Activity as of June 30, 2018**

Qualified Energy Conservation Bonds (QECB) issued December 2017 for \$9,350,000 to Optima TH, LLC. Optima TH will be constructing a swine methane recapture project to capture the bio-methane being off gassed and flared from the Smithfield Foods Processing facility in Tar Heel, NC, delivering pipeline quality renewable natural gas to Duke Energy.

### **Current Loan Portfolio Report as of June 30, 2018**

Outstanding Principal (NCAFA)	\$ 9,069,190
Outstanding Principal (NCRRC)	\$ 100,520
Outstanding Principal (Small Family Farms)	\$ 21,944
Total Number of Loans Outstanding	29