

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in special session on Tuesday, November 28, 2017 at 11:30 a.m. in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those Commissioners present were as follows: Chairman Dan Brummitt, Vice-Chairman Thomas S. Hester, Jr., Commissioners Carolyn Faines, Yolanda J. Feimster, Leo Kelly, Jr., Archie B. Taylor, Jr., and Gordon Wilder.

Absent: None.

Also present were County Manager Jordan McMillen, Finance Director David C. Beck, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

The purpose of the special meeting was to:

1. Enter into closed session to discuss an economic development matter.
2. Hold a public hearing to receive public input on a proposed economic development incentive expenditure to be considered for the location of a new company and provide a Golden Leaf Economic Catalyst Grant in the amount of \$822,000 over the next ten years.
3. Hold a public hearing to receive public input on a proposed economic development incentive expenditure to be considered for the location of a new company and provide a Building Reuse Grant in the amount of \$500,000 over the next five years.
4. Hold a public hearing to receive public input on a proposed economic development incentive expenditure to be considered for the location of a new company and provide an Incentive Agreement in the amount not to exceed \$425,000.
5. Approve a resolution authorizing a building reuse grant in the amount of \$500,000.
6. Approve a local incentive agreement in the amount not to exceed \$425,000.
7. Approve a budget amendment in the amount of \$250,000.
8. Other matters as necessary.

Motion was made by Commissioner Gordon Wilder to enter into closed session to discuss an economic development matter. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

Upon return to open session, a public hearing was held to receive public input on a proposed economic development incentive expenditure to be considered for the location of a new company and provide a Golden Leaf Economic Catalyst Grant in the amount of \$822,000 over the next ten years. As there was no one from the public who wished to speak on this matter, Chairman Dan Brummitt declared the public hearing closed.

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public who wished to speak on this matter, Chairman Dan Brummitt declared the public hearing closed.

A public hearing was held to receive public input on a proposed economic development incentive expenditure to be considered for the location of a new company and provide an Incentive Agreement in the amount not to exceed \$425,000. As there was no one from the public who wished to speak on this matter, Chairman Dan Brummitt declared the public hearing closed.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Gordon Wilder, vote unanimous, to approve the following resolution authorizing the NC building reuse grant program for an economic development project located at 1 Industry Drive, Henderson, NC.



**Authorizing Resolution by Governing Body of Vance County**  
NC Building Reuse Grant Program

**WHEREAS,** In June 2004, the North Carolina General Assembly passed House Bill 1352, authorizing funds to stimulate economic development and job creation in distressed areas through constructing critical water and wastewater facilities, addressing technology needs, renovating vacant buildings, and implementing research and demonstration projects, and

**WHEREAS,** In July 2013, the General Assembly passed Senate Bill 402 establishing the Rural Economic Development Division within the Department of Commerce to administer grants inclusive of the building reuse grant program, and

**WHEREAS,** The Building Reuse Grant Program was created to spur economic activity and job creation by assisting in the productive reuse of vacant buildings in small, rural towns and counties, and

**WHEREAS,** Vance County and the City of Henderson are engaged in activities to assist in the productive reuse of vacant buildings through the location of an economic development project located at 1 Industry Drive, Henderson, NC that will spur economic activity and job creation through the location of a company, and

**WHEREAS,** said project has committed to create 126 additional, new full-time jobs with an average salary in excess of \$50,000 in full compliance with Building Reuse guidelines, and

**WHEREAS,** Vance County intends to request grant assistance from the Building Reuse Program;

**NOW THEREFORE BE IT RESOLVED, BY THE VANCE COUNTY BOARD OF COMMISSIONERS:**

1. That if approved for a grant Vance County will provide an economic incentive grant not to exceed 5% of the total grant amount.
2. That Vance County will provide for efficient administration, implementation and operation/maintenance of the grant project.
3. That R. Dan Brummitt, Chairperson of the Vance County Board of Commissioners, and successors so titled, is hereby authorized to execute and file an application on behalf of Vance County with the NC Commerce Department for a Building Reuse Grant.

4. That the County Manager and his staff are hereby authorized and directed to furnish such information as the Commerce Department may request in connection with such application or the grant project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application and grant.
5. That Vance County has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted by the Vance County Board of Commissioners on this the 28<sup>th</sup> day of November, 2017.

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**  
**Board of Commissioners**

**ATTEST: Kelly H. Grissom (signed)**  
**Kelly H. Grissom**  
**Clerk to the Board of Commissioners**

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Motion was made by Commissioner Gordon Wilder, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to approve and authorize the chairman to enter into an Economic Incentive Grant Agreement with Mako Medical Laboratories, Bynum Properties 3, LLC and the City of Henderson which requires the creation of 126 full time equivalent jobs averaging \$50,000 a year in Vance County with a direct investment in real and personal property equal to \$15,394,643.

County Manager Jordan McMillen clarified that the county will be putting in \$250,000 and the City will be putting in \$200,000, for a total of \$450,000.

Motion was made by Commissioner Archie B. Taylor, Jr. to approve the following Budget Amendment #12 appropriating \$250,000 from fund balance for Project Mikey. This motion was seconded by Commissioner Gordon Wilder and unanimously approved.

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**Budget Amendment #12**  
**FY 2017-2018**  
**Economic Development**

<b>Revenue Amendment Request</b>	<b>Account Number</b>	<b>Revenue Increase (Decrease)</b>
Fund Balance Appropriated	10-399-439900	250,000
Transfer from General Fund	47-397-439710	250,000
<b>Total Revenue Increase (Decrease)</b>		<b>\$ 500,000</b>

<b>Expenditure Amendment Request</b>	<b>Account Number</b>	<b>Expense Increase (Decrease)</b>
Transfer to Economic Development	10-696-500193	250,000
Special Projects	47-445-500068	250,000
<b>Total</b>		<b>\$ 500,000</b>

Purpose: To appropriate funds for an upfront economic development incentive grant related to Project Mikey.

Authorization: Vance County Board of Commissioners  
November 28, 2017



As there was no further business, motion was made by Commissioner Gordon Wilder, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, that the meeting be adjourned.

**Approved and signed December 4, 2017.**

**Thomas S. Hester, Jr. (signed)**  
**Thomas S. Hester, Jr., Chairman**