

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
December 17, 2018

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick, Tommy Long and Mark Pless

MEMBERS ABSENT: none

STAFF PRESENT: County Manager Bryant Morehead, Executive Assistant/Clerk to the Board, Candace Way and Deputy Clerk to the Board Tracy Wells

OTHERS PRESENT: Program Administrator David Francis and Facilities & Maintenance Director Kris Boyd

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Junaluska Animal Hospital, Boojum and Evergreen

DISCUSSION

Mr. Francis reminded the Board that in 2017, the EDC passed new business guidelines for use of tax incentives. Three businesses meet the guidelines.

Boojum has added employees and equipment to their brewery facility to meet their demand for growth of their product. They must meet the criteria during the five year program and keep the required amount of employees, or they lose the incentives. Theirs will be for 2018 taxes going forward. The process requires a call for public hearing on January 7, with the public hearing on January 21. It will be voted on the first meeting in February.

Junaluska Animal Hospital has added on 8,500 square feet to their building. They have added on an emergency care component, and are open on nights and holidays. They have added 12 new jobs with two veterinarians. The EDC Council has voted and passed to approve the incentives. This will be for 2019 taxes going forward. The process will be the same as Boojum.

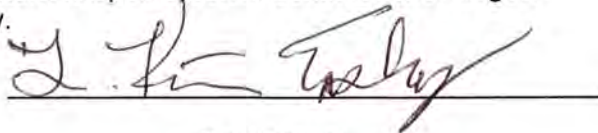
With the State of North Carolina JMAC Agreement with Evergreen, they were guaranteed 20 million dollars incentives. They completed seventeen million dollars in 2017. They would like to add on 1.4 million dollars. The process will be the same as the other two.

OPEN SESSION:

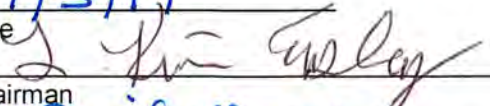
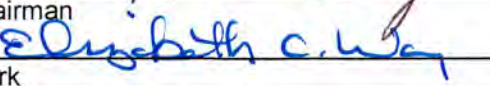
Commissioner Kirkpatrick made a motion to return to open session. Commissioner Rogers seconded and the motion carried unanimously.



CLERK



CHAIRMAN

RELEASED	
Date	9/3/19
Chairman	
Clerk	

**HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
February 18, 2019**

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick III, Tommy Long and Mark Pless

MEMBERS ABSENT: none

STAFF PRESENT: County Manager Bryant Morehead, County Attorney Frank Queen, and Executive Assistant/Clerk to the Board Candace Way, Program Administrator David Francis, Development Services Director Kris Boyd and Environmental Health Supervisor Garron Bradish

OTHERS PRESENT: Canton Mayor Zeb Smathers, Haywood County Chamber of Commerce President CeCe Hipps

GENERAL STATUTE: Attorney/Client Privilege §143-318.11(a)(3)

SUBJECT: Opportunity Zones Program (OZ)

DISCUSSION

Mr. Francis explained that the County had to review certain census tracts and submit County information to the Governor's office. The final OZ was then selected. He described Opportunity Zones Program as an economic development tool for economic growth that provides tax benefits to investors. These tax benefits are received on capital gains that have been reinvested in OZ through pooled Opportunity Funds. OZ designations last for 10-year periods. Investors can invest and have a hold for 10-year tax-free money at that time. Most will work with professional money funds, not one project. OZ strategy should be tied with community development goals in order to have growth potential. This opportunity is Project Green, an agriculture business that grows greens in greenhouses. They propose a \$22 million dollar investment, providing 55 jobs at an average annual salary of \$50,000 with health insurance and a 401K.

Mr. Bradish explained that several areas of the proposed site were bored for possible septic placement, with two possible areas for septic placement. However, because of the potential of up to 30,000 gallons daily water usage, a septic system could not accommodate it.

Mr. Francis explained that there are three options; 1) give incentives of 75% per guidelines, 2) develop incentive for just the OZ to attract new business that would match the 10 year time period until 2029, 3) fund all, some, or none portion of water/sewer costs with possible help from Golden Leaf and the NC Economic Development Administration.

Mr. Smathers noted that Henderson County is also in contention for this business, but Project Green seems to prefer Haywood County. He said that he has talked to Canton Town Manager Jason Burrell about this, and he is good with working with the County on this project. He said that it is all a matter of how to arrange the funding for the sewer/water up to this property. The big issue is having them commit to Haywood County.

Mr. Francis said that there is about 3,000 feet to get to this project. An estimate would be about \$130/foot for the pipe alone, not including manholes, pump stations etc. OZ regulations require that the project starts by spring. Project Green will be talking to their board in March. He said he can know in about a week what the cost will be to install the sewer/water. It would be a minimum of \$500,000. Golden Leaf indicated that they may be able to help with funding and it was discussed to approach Haywood Advancement Foundation for the same.

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Commissioner Long suggested a gravity and feed system might be an option to explore. Mr. Francis will research what McGill has provided for previous projects with this type of system.

The Board and attendees discussed this option and others, and if it has to go through the riverbed, it will need to be pressurized.

It was decided to go with the option of installing a water/sewer system. Mr. Smathers will tell his board that it is for economic development that has a water/sewer component. Mr. Francis will have more information at the March 4th Board meeting on the funding cycle and possible assistance from other sources. He will let Project Green know that the County is willing to commit. The Board understands that some County funding will be necessary for this project. Mr. Francis will check on tax exemptions for agriculture equipment etc.

OPEN SESSION:

Commissioner Kirkpatrick made a motion to return to open session. Vice-Chairman Rogers seconded and the motion carried unanimously.

Elizabeth C. Way
CLERK

J. K. Taylor
CHAIRMAN

RELEASED	
Date	<u>9/3/19</u>
Chairman	<u>J. K. Taylor</u>
Clerk	<u>Elizabeth C. Way</u>

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
March 4, 2019

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick III, Tommy Long and Mark Pless

MEMBERS ABSENT: none

STAFF PRESENT: County Manager Bryant Morehead, County Attorney Frank Queen, Program Administrator David Francis and Executive Assistant/Clerk to the Board Candace Way

OTHERS PRESENT: none

GENERAL STATUTE: Attorney/Client Privilege §143-318.11(a)(3)

SUBJECT: Project Green and Project Molly

DISCUSSION

Mr. Francis updated the Board on Project Green. He said that the water and sewer connections are closer to Pisgah High School, and would have to be run further than originally thought. The total cost to run out to the site would be around \$1.2 million dollars. It would be a system with extra capacity for the Town of Canton to use. The plan would be to submit this to the Economic Development Partnership of North Carolina, One North Carolina Fund and then to Golden Leaf, who has expressed interest in contributing. There is a possibility of Haywood Advancement Foundation contributing. Mr. Morehead suggested a 20% match from the County. He noted that this project would provide substantial jobs to the County. Economic Development Partnership has asked how much the County and the Town of Canton can contribute. Canton has said that they can contribute \$100,000. The County will need to renegotiate the incentives, which would allow up to a 10-year return on investment. With the County paying for the water and sewer, and then incentives back, these will need to be adjusted to make sure the County is not upside down. If the Board would like to commit \$240,000, the incentives may need to be adjusted to seven years.

There has been a possible structure detected in the ground penetration radar. They are going to look again to see if they can identify it. That is the only possible issue right now.

The Board agreed to proceed and to offer \$240,000 from the County.

Project Molly

Mr. Francis said that this is a company from California that manufactures automotive parts for high performance sports cars, along with design and engineering. They were talking with the Asheville Chamber about locating here for their manufacturing, but stopped communicating. Two weeks ago, their site selector made contact and said that they had narrowed their choices down to Oregon, California and Haywood County. Phase I would employ 150 by year 5 and 200-250 by year 8. They would need a 40,000 square foot building. They have asked Haywood County to present their best offer.

After discussing both the Beaverdam and Jonathan Creek sites, it was agreed to offer them the choice of either at no cost for land purchase.

OPEN SESSION:

Commissioner Kirkpatrick made a motion to return to open session. Vice-Chairman Rogers seconded and the motion carried unanimously.

Elizabeth C. Way
CLERK

L. Jim Eudy
CHAIRMAN

RELEASED	
Date	<u>9/3/19</u>
Chairman	<u>L. Jim Eudy</u>
Clerk	<u>Elizabeth C. Way</u>