

MINUTES**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS
OCTOBER 24, 1996**

The Henderson County Board of Commissioners met for a continuation of the regularly scheduled meeting of October 16, 1996. The continuation was held in the Commissioners' Conference Room of the Henderson County Office Building at 11:00 a.m.

Those present were: Chairman Renee Kumor, Vice-Chair Vollie G. Good, Commissioner J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David E. Nicholson, Assistant County Manager/Staff Attorney Angela M. Skerrett, County Attorney Don H. Elkins, and Clerk to the Board Elizabeth W. Corn.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance. She stated that the purpose of this continuation was to consider action items from the October 16 meeting which weren't considered on that date.

HENDERSON COUNTY ANNUAL REPORT

The County Manager is required under state law to present to the Board of Commissioners each year a report of administrative activities. This year, county staff prepared an annual report on these activities. The report was presented to the Board of Commissioners at this time and copies made available to the citizens of Henderson County.

David Nicholson read his presentation letter. He then presented the first Annual Report for Henderson County. It was presented in booklet format. It contains departmental purposes, statistical data, accomplishments and awards for various departments.

Mr. Nicholson stated that this report would be available at the Henderson County Library.

RESOLUTION - An Emergency Proclamation of the Henderson County Board of Commissioners

David Nicholson informed the Board that on September 4, prior to Hurricane Fran coming through North Carolina, the Bat Cave/Gerton area of Henderson County received substantial damage. They had 11 inches of rain in three hours. A lot of erosion problems have ensued in that community since.

Mr. Nicholson stated that we have been able to secure some Federal Funding to assist us with particularly the erosion issues, washing issues, and mud slides in that community. This falls under Section 403 of the Agriculture Credit Act.

Mr. Nicholson proposed to the Board of Commissioners that we have a joint project between Henderson County and Rutherford County. The damage started in Henderson County and went on

down into Rutherford County. Rutherford County would be the lead agency in this project, coordinating receipt of the money from the state. To receive these funds, the County would need to adopt the fact that we did have an emergency disaster in Henderson County.

Adoption of the Resolution would allow Henderson County to receive state funds as well as allow people onto the property for clean-up.

Commissioner Eklund made the motion to approve the Resolution as presented and authorize the Chairman's signature. All voted in favor and the motion carried.

Public Input

L. Mae Alexander - Mrs. Alexander addressed the Board regarding action the Board took previously regarding setting a Public Hearing on the Commissioner District Lines. The Public Hearing was set for November 4 at 7:00 p.m.

She stated that several years ago the two political parties got together and redrew the precinct lines. It was well accepted by the community as a whole. She felt that the district lines for the Commissioners could be handled the same way.

Mrs. Alexander felt that holding the Public Hearing on the night before the election would be a bad time. She requested the Public Hearing be postponed.

It was the consensus of the Board to go ahead with the scheduled Public Hearing but to plan to hold another one at a later date.

CLOSED SESSION

Don Ward made the motion for the Board to go into Closed Session, as allowed under NCGS 143-318.11 for the following reasons:

1. (a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body.

All voted in favor and the motion carried.

ECONOMIC DEVELOPMENT PRESENTATION

David Nicholson began by reviewing the Board's Mission Statement, stating that Henderson County:

1. Has a mission
2. Is fiscally responsible
3. Promotes orderly growth and development
4. Is environmentally conscious
5. Is committed to Economic Development:

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- ▶ Developed Appleland Business Park
- ▶ Has granted incentives to several industries
- ▶ Is studying County Airport project
- ▶ "Promotes Economic Development" as a goal of the CLUP
- ▶ Is studying formation of Economic Development Commission for Henderson County

Mr. Nicholson discussed the innovative financing method used to purchase the Appleland Business Park property.

Currently, the Board has 2 years, 2 months left in the Option on the Appleland Business Park property. Henderson County has purchased and sold all lots except a 22 acre lot. We currently have two industrial occupants and three commercial occupants. Total county dollars invested thus far are \$571,204. The net county dollars invested per acre equals \$8,230.61 (this number assumes the sale of the last lot at no loss). The total number of new jobs created is 162 with a tax base increase of \$9,750,000.

INDUSTRIAL ANNOUNCEMENT

Chairman Kumor made the announcement that ITT Automotive, Inc. has demonstrated its intent to site a manufacturing facility in Henderson County. ITT Automotive is an automotive parts manufacturer, making a \$65million capital investment in Henderson County, to create 200 new jobs. The proposed location will be at the NC #280 connector.

David Nicholson then showed the proposed site on a Henderson County map. ITT is interested in 38.3 acres, leaving approximately 70 acres which will be available for industrial development.

Chairman Kumor announced that the Board of Henderson County Commissioners has under study a proposed incentives package:

1. Purchase of 38.3 acres for the industrial site
2. Provision of public water and sewer services
3. Contribution towards site preparation and grading

The estimated value of the incentives package is \$2,000,000.00.

Chairman Kumor stated that Henderson County expects to receive the following for their investment:

1. 200 new jobs
2. Taxable investment of \$65million (\$334,750 annual taxes)
3. Payback Period = 6 years

Chairman Kumor explained the necessary next steps:

- ▶ Set Public Hearings:

- ▶ Economic Incentives (today)
- ▶ Financing of Sewer
- ▶ Prepare Draft Documents
- ▶ Offer to Purchase
- ▶ Economic Development Agreement
- ▶ Hold Public Hearings
- ▶ Board Make Final Decisions

Each of the Commissioners expressed appreciation to individuals and groups who had helped with this project.

Commissioner Good made the motion to set a Public Hearing on November 7, 1996 at 7:00 p.m. All voted in favor and the motion carried.

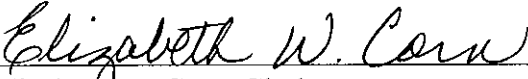
Thoroughfare Plan

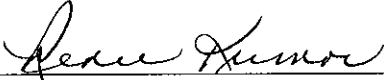
Chairman Kumor asked Commissioners Good and Eklund to serve on the Thoroughfare Committee with City Council. They agreed they would.

There being no further business to come before the Board, the meeting was adjourned.

A PRESS CONFERENCE FOLLOWED.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman