

Unsealed by Board of Commissioners 04/13/2015.

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
April 28, 2014 – CLOSED SESSION**

Per NCGS 143-318.11 (a) (4) to discuss matters relating to the location or expansion of business, closed session was entered into at 8:27 p.m. Present were Chairman Hawkins, Commissioners Chappell, Hogsed and Lemel, County Manager Artie Wilson, Planning and Economic Development Mark Burrows, County Attorney Tony Dalton, and Clerk to the Board Trisha Hogan.

Project Ink

This is an update from the March 24, 2014 closed session meeting. Sigma Plastics Group has purchased Excelsior Packaging. They have submitted a request for proposal for incentive grants related to new investment and the creation of 80 new jobs (in addition to the existing jobs). In order for the NC Department of Commerce to offer an incentive for new job creation, there has to be an equal match by the local government. The request to the NC Department of Commerce is for \$1,000 per job.

The County's objective is to ensure the company remains in Transylvania County and grows. The alternative is that the company relocates to one of its plants in another state. The company intends to make new investment of over \$12 million over a three-year period.

Mr. Burrows has been negotiating with their consultant on possible incentive packages. They have reached a tentative agreement. The incentives being considered are:

| | | |
|-----------------------|--|-----------|
| • One NC Fund | \$1,000 per new job created (80 jobs) | \$80,000 |
| • County Match | \$1,000 per new job created (80 jobs) | \$80,000 |
| • Grant Back | 50% of new investment over 5-year period (3 years); if investment made (\$12.1 million) | \$79,461 |
| ➤ Total Incentive Pkg | 80 new jobs & maintain existing jobs | \$239,461 |

Mr. Burrows noted that the incentive grant is performance-based. The company must create 90% of the new jobs or they must pay back what they do not create. There are other potential incentives the County can assist with depending upon the investment made.

Commissioners authorized staff to move forward with advertising a public hearing for the next meeting. There is a 10-day notice requirement and the notice requires specific information about the incentive package.

Mr. Burrows will work with Sigma Plastics to plan the announcement of the new ownership and new jobs. He will also invite the Governor and the Secretary of Commerce to be here to make the announcement.

Other

The County is working with Oskar Blues to find solutions to the wastewater issues at their site. Mr. Burrows is working with them on a One NC Fund application as well. Oskar Blues is looking to create 40 new jobs. The State will only incentivize those jobs related to manufacturing; in this case 20. Mr. Burrows is also working with the Golden Leaf Foundation and other organizations to seek funding to help with the wastewater issues. If these issues cannot be resolved, Oskar Blues will be unable to expand in Transylvania County. Staff will keep Commissioners apprised of what is going with on this project.

Project Stallion

Mr. Burrows learned this evening that the developer has secured investors who are committed to the first \$5 million of the \$19 million needed for phase 1 of the project. The developer hopes this fact will help to secure additional private investors in Transylvania County. Mr. Burrows has no other new information on the project. The State is not going to offer any funding opportunities without further information on the project.

Project Bear

The developer intends to make a visit to Transylvania County in two weeks to view the Glen Cannon site as a possible location for a health and wellness facility.

Gaia Herbs

Mr. Burrows has been trying to connect them to grant opportunities. Gaia Herbs intends to construct a warehouse on their property with expansion capabilities.

Commissioner Chappell moved to leave closed session, seconded by Commissioner Lemel and unanimously carried.

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board