

February 2, 2015

The Randolph County Board of Commissioners met in regular session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Commissioners Frye, Haywood, Kemp, Lanier and Allen were present. Dr. Bob Shackelford, RCC President, gave the invocation and everyone recited the pledge of allegiance.

Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Frye opened the floor for public comment.

Janet Pate, 3901 Hillsdale Park Dr., Sophia, spoke in regard to the Economic Development Corporation's annual report. Ms. Pate questioned how the 5% unemployment rate was possible if the County has to add 12 new positions at DSS to handle the volume of people applying for assistance. She also feels each department inflates their requests so more property taxes can be taken from citizens. Ms. Pate said she objects to requests for funding from outside agencies/non-profits during the budget process.

Consent Agenda

On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the Consent Agenda, as follows:

- *approve minutes of the regular and closed session meetings of 1/5/15 and the 1/13/15 special meeting;*
- *unseal closed session minutes 1/5/15 I;*
- *approve Pawnbroker License for County Pawn;*
- *approve Resolution Authorizing the Town of Ramseur Board of Commissioners to issue permits for the use of pyrotechnics at concerts or public exhibitions held within the Town of Ramseur, as follows:*

RESOLUTION AUTHORIZING THE TOWN OF RAMSEUR BOARD OF COMMISSIONERS TO ISSUE PERMITS FOR THE USE OF PYROTECHNICS AT CONCERTS OR PUBLIC EXHIBITIONS HELD WITHIN THE TOWN OF RAMSEUR

WHEREAS, Section 14-413(a1) of the North Carolina General Statutes enables a board of county commissioners to authorize the governing board of a city located within the county to issue permits for pyrotechnics to be exhibited, used, or discharged within the corporate limits of the municipality in connection with concerts or public exhibitions; and

WHEREAS, a request has been received from the Town of Ramseur, by and through the Mayor of the Town of Ramseur, for the Randolph County Board of Commissioners to authorize the Town of Ramseur Board of Commissioners to issue permits for pyrotechnics to be exhibited, used, or discharged within the corporate limits of the Town of Ramseur in connection with concerts or public exhibitions; and

WHEREAS, the Town of Ramseur has a municipal fire department and contracted services that includes a fire prevention bureau with properly credentialed fire inspectors; and

WHEREAS, the Randolph County Fire Marshal has no objection to this request.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 2nd day of February 2015, that, pursuant to Section 14-413(a1) of the North Carolina General Statutes, the Town of Ramseur is hereby authorized to

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issue, pursuant to and in compliance with the provisions of Article 54 of Chapter 14 of the North Carolina General Statutes, permits for pyrotechnics to be exhibited, used, or discharged within the corporate limits of the Town of Ramseur in connection with the conduct of concerts or public exhibitions; and

BE IT FURTHER RESOLVED that this authorization shall remain in effect until withdrawn by means of the Randolph County Board of Commissioners adopting a subsequent resolution withdrawing this authorization.

- ratify unanimous approval of an individual poll of Board of Commissions taken 1/21/15 to approve bid for repainting animal shelter and to approve related Budget Amendment #27, as follows:

2014-2015 Budget Ordinance General Fund—Budget Amendment #27		
Revenues	Increase	Decrease
Appropriated Fund Balance	\$32,675	
Appropriations	Increase	Decrease
Public Health	\$32,675	

- approve Budget Amendment #28—Public Health (Donations), as follows:

2014-2015 Budget Ordinance General Fund—Budget Amendment #28		
Revenues	Increase	Decrease
Miscellaneous	\$7,000	
Sales and Service	\$14,260	
Appropriations	Increase	Decrease
Public Health	\$21,260	

- approve changes to Public Health Fee Schedule that will be effective immediately, as follows:

Pap, Thin Prep	\$22.00
Pap, MD Interpretation	\$18.00
HPV Reflex	\$25.00
Biopsy Technical	\$22.50
Biopsy Professional	\$28.00
Genotyping 16/18	\$25.00/each
96372 Injection Administration	\$25.00 (Hormonal Birth Control injection)

- approve DOT Resolution adding 0.192 Miles of Betty McGee Drive to the State Roads System, as follows:

WHEREAS, the Department of Transportation has investigated 0.192 miles of Betty McGee Drive in the Betty McGee Subdivision; and

WHEREAS, the subject street has been found to meet minimum requirements for addition.

NOW, THEREFORE, BE IT RESOLVED by the Randolph County Board of Commissioners that 0.192 miles of Betty McGee Drive in the Betty McGee Subdivision be added to the Division of Highways' Secondary Road System.

Voluntary Agricultural District (VAD) Advisory Board Annual Report

Johnathan Black, Interim Cooperative Extension Director, said that work in 2014 concentrated on meeting the strategies outlined in the Farmland Preservation plan. The Voluntary Agricultural District Board admitted farms into the program totaling 291 acres of land. As a result, Randolph County now has 17,706 acres of land enrolled in the program. Of this, 15 farms are enrolled in the Enhanced Voluntary Agriculture District with 1,364 acres, and 129 farms with 16,342 acres are enrolled in the Regular Voluntary Agriculture District.

Mr. Black said one of the VAD Board's goals was to hold forums with other local agencies and organizations to coordinate their agricultural curricula. Two forums have been held that involved farmers from the county, VAD Board members, agricultural agency representatives and agricultural teachers from each of the high schools. These forums have resulted in a better understanding of programs available and a better coordination of efforts. He thanked the Commissioners for their continued support of the signs and the Voluntary Agriculture District program and for recognizing the value of agriculture and agribusiness in Randolph County. He said it has been a popular program with the farmers in the county.

Kemp Davis, Chairman of the VAD Board, recognized the VAD board members present and thanked the Commissioners for their support of the program. Mr. Davis said that Randolph County has 1,500 farms, which encompass 147,000 acres of land, and which generate \$191,000,000 in revenue. He said that Randolph ranked 16th in North Carolina in cash receipts, 2nd in dairy and beef cattle production, 6th in hay and 7th in poultry. The 4-H and FAA programs continue to be successful. The Farm to Table program, which was a direct result of the Agricultural Forum, was administered by Cooperative Extension in five classrooms in Randolph County to teach first graders where their food comes from. The program consisted of seven 45-minute lessons and a field trip to the Discover Agriculture program at the A&T State University Research Farm.

Commissioner Allen thanked the VAD for what they do for the county and the farmers. He has land that is part of the Enhanced Voluntary Agriculture District.

Randolph County Economic Development Corporation (EDC) Annual Report

Bonnie Renfro, EDC President, presented the EDC's annual report, saying that 2014 was an outstanding year for economic development across Randolph County. Unemployment dropped to 5.0%, the lowest level since 2007. Throughout the year they focused on recruitment, existing industry support, product development, new marketing initiatives and strengthening partnerships. Existing industries announced major expansions and more companies relocated to Randolph County, establishing new manufacturing facilities. It was also a year to prepare for transformational growth from the potential location of a major employer to Randolph County or an adjoining county. More than \$80 million in new investment and the announcement of 853 new jobs by 14 companies, represent \$524,917 in new property tax revenues when projects are complete. There was a 59% increase in job creation and 42% increase in capital investment over last year. Many companies found empty facilities suitable for redevelopment and the EDC was able to secure more than \$1.2 million in grants from the North Carolina Department of Commerce to renovate vacant buildings, install a solar panel system, and fund new construction.

Ms. Renfro shared the following highlights of a very eventful year:

- Two new marketing videos to showcase our quality of life and our education system and workforce.
- Initiated a county-wide strategic infrastructure planning effort to bring our local governments and business leadership together to plan and coordinate for future growth.
- Said goodbye to long time economic development supporters through retirements and one death.
- Product development initiatives and planning for 16 industrial sites located across the County.
- Progress toward the realization of a mega-site in northeastern Randolph County.

The EDC's Existing Business and Industry Program continued its outreach to companies across Randolph County. A total of 158 visits were made to Randolph County companies. Of the companies tracked, the EDC reported total employment of 17,117 full-time workers, a 5.7% increase of 730 from 2013.

Ms. Renfro said the EDC has partnered with leadership at Randolph Community College and the two school systems to work together on "Pathways to Prosperity"; which is a focus to link work and school based learning for today's students in grades 9-14.

In conclusion Ms. Renfro thanked the Commissioners for their support of the EDC and presented the latest video showcasing Pemmco Manufacturing, a local company that received the services of the EDC. It will be available for viewing on the EDC website.

Public Hearing and Consideration of Purchase of Real Estate in Conjunction with the proposed Greensboro-Liberty Mega Site

Chairman Frye said the purpose of the public hearing is to consider appropriation and expenditures of County funds that under North Carolina General Statutes (158.7.1)(b)(2) allow county governments to acquire and hold for resale property that may be suitable for economic development purposes.

County Manager Hal Johnson said that it was the Board of County Commissioners' desire that all citizens have the opportunity to express their views in a hearing process that is fair and impartial to all those participating. He said with a large crowd in attendance procedures have been established for the public hearing and Mr. Johnson read the rules that had been established for the public hearing. So that the Commissioners and the public might have a general overview of both sides of opinions concerning the mega site issue, the Commissioners selected spokespeople with differing views to provide comments to the Board for a period not exceeding 10 minutes each.

Bonnie Renfro, President of the Randolph County Economic Development Corporation, began with an overview of the project. She stated that it is a large and high profile project for a mega site that will allow Randolph County to leverage its assets of manufacturing, strategic central location, highway and rail infrastructure, reliable low-cost utilities, a workforce that is seeking new opportunities, and a business friendly county & state. This project started because the area had suffered in significant job loss as a region and a county. She stated that an auto manufacturing facility is the targeted industry for this project and has the ability to transform the local economy. The location requirements for a mega site are as follows:

- Large tract of land (between 1,000 to 3,000 acres) for a single user
- Must be served by rail

- Within 10 miles of an interstate and served by 4-lane controlled access highway
- Available for immediate use (assembled)
- Close proximity (30 miles) to commercial airport
- Dual feed electrical service
- Labor force must be available and capable of being trained
- Access to robust utility services

Ms. Renfro said that a regional search was completed across 12 counties and the site with highest potential was located in Randolph County. She presented an aerial map of the proposed site, which is approximately 1,500 acres, showing the features of transportation access required for a mega site and how an auto manufacturer might be situated on the site. This property has been evaluated by four qualified site consultants that specialize in automotive related projects and they conclude that this site meets or exceeds all the requirements.

Ms. Renfro stated that this is not a project that Randolph County is doing alone. It has become a regional partnership. The site acquisition and development is a regional priority. There already has been private and public sector commitment from partners with investments already in place. Randolph County received a site grant from State of NC that can be used only for this project to control property and work on the planning and development. The Piedmont Triad Partnership (PTP) has invested \$4.9 million already, of which a majority has gone to property owners for the purchase of, or to place property under options, and to pay a due diligence fee. Duke Energy provided a \$100,000 grant to the Randolph County Development Corporation that is being utilized for the environmental assessment and other site based planning. The City of Greensboro has completed an engineering feasibility study to extend water and sewer.

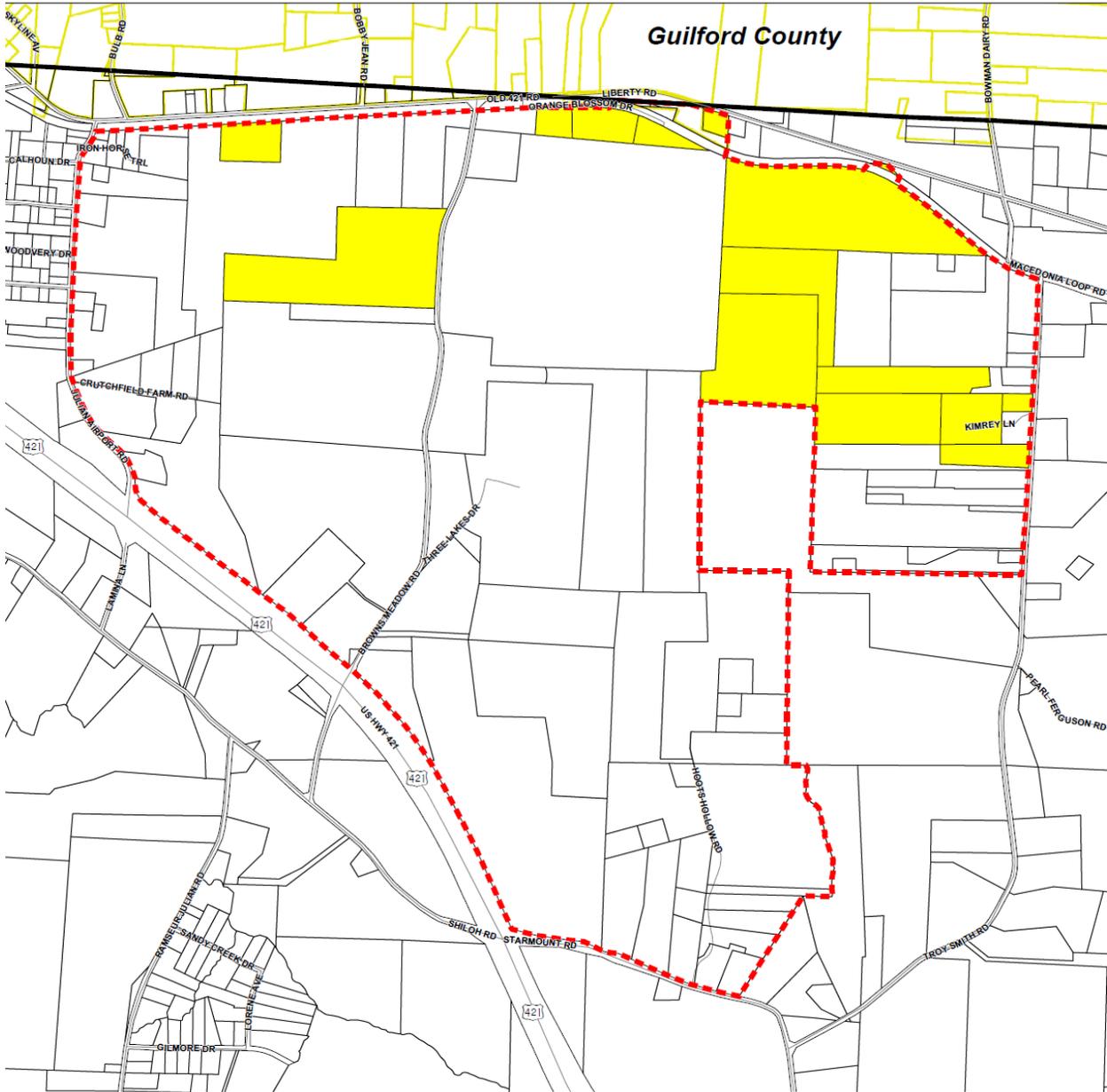
She reviewed the current property status of the site, as follows:

- 1,350 acres under control
- Owners were offered minimum of 2.5 x tax value
- Environmental assessment underway
- Utility service commitment to extend
 - City of Greensboro
 - Duke Energy
 - Piedmont Natural Gas
 - Randolph Telephone already has fiber to the site
- NCDOT Roadway improvement planning underway

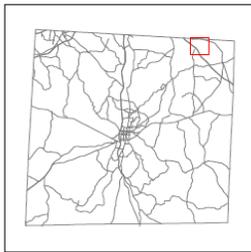
Ms. Renfro stated that the PTP has requested that Randolph County purchase 255.13 acres of property from them at a price of \$4,186,552.01 with the average price of land and improvements around \$16,409 per acre. She said that the balance of the State grant totaling approximately \$1,566,700 for the purchase of the property. The balance of \$2,619,852 can be appropriated from the Site Development Fund, which the Board established and funded for this purpose. The following map of the parcels, which are identified in yellow, that are being considered for purchase was presented during the PowerPoint.

Greensboro/Liberty Megasite

Guilford County

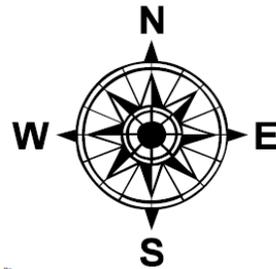


1 inch = 400 feet



Legend

-  Megasite boundary
-  Parcels
-  Roads



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Date: 1/25/2015

Ms. Renfro stated that industry experts predict three to five new Auto OEM sites over the next two to five years in North America and that in order to be considered for a manufacturer of that magnitude a specific site must be identified to be considered. North Carolina is on every short list of states and Governor McCrory has said this is his number one economic development priority. She concluded that the return on investment is a sixty to one payback long term and for every one job that is created eight to nine more ancillary jobs are created.

Dr. Keith Debbage, Professor of Economic Geography at the University of North Carolina at Greensboro, gave an overview and provided a PowerPoint presentation of the economic impact of an automobile plant. He stated that Randolph County per capita income was just \$19,780 in 2013 compared to an NC average of \$25,377. However, 26.1% of the labor force in Randolph is employed in manufacturing which is an appropriate mix for an auto assembly plant. He said that auto-manufacturing can provide both manufacturing and service job growth to help offset some of the more troubling trends in the county. Some comparable sites to the Randolph mega site include: Greenville, SC (BMW 1992) and Chattanooga, TN (VW 2008). Both communities are medium sized cities with a largely blue collar heritage, much like the Triad community. He reviewed the job creation and economic impact of those locations to those areas. Since 1990, only two new automotive assembly plants have been built in North America outside of the South: He said that *Southern Business & Development* magazine expects between five to ten new assembly plants to be built in North America in the next four years and claims the Piedmont Triad region as their number one spot in the southern auto corridor that they believe can support a new assembly plant based on labor availability and quality and the area's history. Dr. Debbage ended by saying it will take careful planning and environmental mediation, and it will be disruptive; but it may also be the biggest economic opportunity this region has seen in decades.

Commissioner Haywood asked Dr. Debbage about the average wages and benefits of the jobs and ancillary companies. Dr. Debbage replied that they are normally above the average wage rate in the area in which they are located, but depends on the technical skill. The benefit packages also vary.

Sam Simpson, President of Simpson Commercial Real Estate, who has been in front of the property owners to negotiate the purchases and has been working with the Piedmont Triad Partnership to assemble this project site, said he was available to answer questions. Commissioner Haywood asked him if citizens were pressured into selling. Mr. Simpson stated that if a property owner said they were not interested then they left them alone and often morphed the footprint away from those property owners. He said he has also offered to keep those not interested in selling updated on the project. He feels it is important to have community support.

Alan Ferguson, spokesman for the Northeast Randolph Property Owners, presented community concerns. He said they oppose unwarranted risk with public money and questions why there are so many empty mega sites when highly paid people are organizing the projects. Mr. Ferguson told the Commissioners the citizens in the Julian area realize the motives are good, but asked for assurance that no financial unknowns hide along the way as even the experts know government bankruptcies are very real. He said, "We do not want to be left behind peering into the innards of an inert or failed mega project and also be presented with a dark reality of County finances requiring shoring up with additional taxes..." He added that North Carolina already has thirteen sites, not counting the Chatham-Siler City site, and listed their locations and available acreage. These would be the competition if the expenditure is approved. He asked why there was such a rush with so many unknowns.

Mr. Ferguson said there is no doubt many jobs have been lost, but recent reports say that the unemployment rate for Randolph County has dropped to 5%. He quoted Senator Tillman from his newsletter that the latest unemployment rate report shows “that North Carolina is moving in the right direction.” He also quoted from an announcement made by Senator Berger that “North Carolina has seen over 114,000 jobs added to our state’s economy since December 2013—ranking us fourth-best for job growth in the entire nation.” Mr. Ferguson stated that this is the seventh year in a row that the area composed of Greensboro, Randolph, and Rockingham counties has earned a top ten national ranking for attracting new industry among similar-sized areas. Since the 2010 election, the North Carolina economy has added some 300,000 new jobs, which represent an increase of 7.7 percent over those three and a half years. The national growth rate during that period was only 6.5 percent. In our sister states of the southeast, the job creation rate was only 5.5 percent. He said we are doing better than they are without throwing money at the problem.

Mr. Ferguson asked who would be making the decision on behalf of the project; who would hold the title to the mega site; who will operate it; would there be new laws to give zoning and eminent domain to a mega site authority? He said that railroad lines are shown on drawings which cross properties whose owners will not sell. Other takings seem inevitable when water, sewer, natural gas, electrical and roadway infrastructure are to be installed.

Mr. Ferguson listed several studies that would have to be completed after a title is acquired and before the property is ready for a company to build. He said it is all too much, too soon, based on too little information and referred to it as a “field of dreams.” He stated that at some point a substantial amount of state funding will be required and reflected on the last project resembling this one that was quickly in and quickly failed: the Dell Computer project.

There were questions of Mr. Ferguson and Ms. Renfro from the Board regarding the rights-of-way impacted and the power supply. Mr. Ferguson said that he understood that the railroad right-of-way varies from 60 to 100 feet, but believes it to be at 100 feet on the specified property. Ms. Renfro stated that the power cannot be supplied from the existing line that dissects the site due to its 500kb voltage. They would start from a substation and run it from there. These lines are part of an interstate power grid that supplies power for this part of the United States. Duke Energy’s engineers have already devised a way to provide dual electrical service paralleling existing right-of-way that will come from Asheboro and fed from two different substations where they have excess capacity.

At 6:40 p.m., the Board adjourned to a duly advertised public hearing to receive public comments regarding the purchase of parcels of land proposed to be purchased from the Piedmont Triad Partnership.

Hal Powell, 525 Cliff Road, Asheboro, local commercial appraiser/broker, spoke in favor of the purchase and assembling of the site and told stories of how he has watched industries leave the area and people who have lost good paying jobs. Many drove an hour just for the job they had. Mr. Powell said this project may cost the County, but that he was willing to make that sacrifice because it was for the county he loves.

David Smith, City of Asheboro Mayor of 183 Coxemoor Place, Asheboro, spoke in support of the proposed mega site in the Liberty area. He said our area of central North Carolina is struggling to overcome the loss of our traditional manufacturing jobs that were primarily in furniture and textiles.

Many of the citizens are underemployed or unemployed and need new job opportunities. Mayor Smith stated that traditional economic development strategies are not working and feels it is time to be aggressive and think outside the normal confines. He said an auto manufacturer is a game changer, but without a viable site it will not happen. He urged the Board to proceed.

Linda Brown, Asheboro-Randolph Chamber of Commerce President, spoke in support of the efforts of job creation. She opened by saying that the quality of life begins with a job. Randolph County's population has grown by nearly 11,000 between 2000 and 2010, while at the same time suffering a net job loss of 4,164 jobs. The percentage of children eligible for free and reduced rate lunches has increased in the last five years. Employers have identified that it is the skills gaps rather than the availability of workers that is the challenge for them in filling vacancies. Job creation goes a long way towards solving our economic problems, but it takes proactive and strategic planning to establish shovel ready opportunities and to seek out companies and industries that are a good fit. Ms. Brown said Randolph County already has critical infrastructure in place. Randolph County residents and work force have a long and proud tradition of strong work ethics. Randolph Community College is actively working with manufacturers to bridge the skills gap. Ms. Brown said the positive impact on local and small businesses here would be significant.

Steve Eblin, President of Randolph Hospital and member of the Mid-State Rotary Club, spoke on behalf of the Mid-State Rotary and stated that they had voted unanimously to support the mega site project so that Randolph County has a site ready to attract a major manufacturer that will bring jobs to the county.

Bob Shaffner, 745 Lexington Rd., Asheboro, said he had been a resident of Randolph County since 1978 and had worked for Wachovia, Acme-McCrary, Prestige Fabricators and Klausner Furniture and had been on the side of having to right-size a company and how difficult that was. He reviewed the companies that had closed since 1999 and said he had seen the loss of textile jobs change the quality of life and take a toll on the citizens. These companies didn't always have control of things that were possibly legislative decisions that allowed the transition to outsourcing jobs to other countries where wages were less. Mr. Shaffner said that approving the purchase of property for a mega site could be a defining moment for the county and urged the Commissioners to move aggressively toward having a completed site available to a major manufacturer.

Bill Redding, Acme-McCrary Corporation Chairman of the Board/Director, spoke in favor of the request and shared some thoughts. As an existing company in town for 106 years, he said they have always tried to keep jobs here, but that it has been difficult. He said they do not fear other big companies coming into the county; it is part of being a community. Mr. Redding said that he had served on the Economic Development Board in the past and had learned a lot. At the beginning of his term there was an auto manufacturer looking to come to North Carolina. We were not prepared and the county and state were overlooked. Mr. Redding said it is very important that we maintain our economic development activity and outlook.

Duffy Johnson, 1184 Cedar Creek Dr., Asheboro, said he was speaking in favor of the mega site and sharing the banking industry perspective. He is employed by CommunityOne Bank. Deposits are the raw materials the banks use to be able to make loans, fund growth, help with expansion, and create new jobs, which in turn stimulate the economy. He presented community deposit statistics saying that the total FDIC deposits for all of Randolph County have had a reduction of over \$300 million in the last five years. That is money not available for banks to

use to promote growth. Mr. Duffy said the county needs this site to help attract business and stimulate growth and feels this project has that ability.

Dennis Layton, 7750 Old Liberty Rd., Liberty, Vice President of the Julian Volunteer Fire and Rescue Department Board of Directors, said the entire mega site property is within the Julian fire district and they are concerned about their funding. Fire departments get their funding through the fire tax set for the fire district. He said it would be a revenue loss for the department if the County purchased the land since the County doesn't pay taxes and the extra services and responsibilities that a project this size would bring will require additional man power and equipment of the fire department. Mr. Layton said if tax incentives are given they would still be left out of the revenue equation and asked that the County consider their needs for adequate funding to provide fire and rescue services with the loss of fire tax revenues if they proceed.

At 8:25 p.m., the Board took a recess and resumed the public hearing at 8:37 p.m.

Jeff Folwell, 4317 Folger Rd., Julian, Julian Fire Department Chief, also spoke on behalf of the department with concerns about the funding they currently receive based on the fire tax rate set at .10 cent per \$100 evaluation in their district and what would happen if they should lose those tax revenues of around \$4100 on the specified property. Mr. Folwell requested the Commissioners keep their needs and concerns in mind if they move forward with the site.

Dr. Bob Shackleford, Randolph Community College President, said that when Ms. Renfro spoke earlier she mentioned one of the prerequisites for a site to be considered is to have people who are willing to be trained for those jobs. Randolph County has people who are willing to work with a strong work ethic. He said that RCC is committed to help provide the necessary training. RCC is working hard to close the skills gap with the loss of textile jobs. He said that one can't be just a shade tree mechanic with a set of wrenches anymore. So many autos require mechanics with computer skills. RCC provides specialized training for these and many other types of manufacturing.

Jim Meredith, 5326 Ramseur Julian Rd., Liberty, said he wanted to speak to the doubt factor and risk of the mega site. He asked about the chances of landing an auto manufacturer on this site and said it sounded like a gamble that may not pay off if there is no return on County dollars spent. He asked the Board to consider the impact that the Chatham-Siler City site will have on the economic growth of Randolph County and at no expense. He asked if they would compete for the same occupants. In conclusion he stated he opposed the site until he knew the odds and that there was a definite tenant.

Nancy Ferguson, 4794 Troy Smith Rd., Liberty, stated the Commissioners should not act on this request. She believed the \$4 million could have gone into keeping those previously listed companies and jobs that had exited and to assist existing companies in Randolph County.

Ms. Ferguson said that she understands that there are three steps that you have to go through before you can certify a site. First, you have to prove to the state that you can certify. Ms. Ferguson doesn't feel like that can be done at this time. Second, she said that Jim Melvin had stated in a newspaper article that it would take \$100 million just to get it to a point to say you have anything and that she doesn't see that the County has that kind of money. Lastly, she said one would have to convince the State that it belongs on this particular site and not any other. She reported that wasn't the consensus of others around the state. Ms. Ferguson asked the Commissioners to help people keep their jobs who are already working here instead of investing in an unknown.

Tim Puck, 5313 Troy Smith Rd., Liberty, said that he and his wife moved to the area 17 years ago and has seen how the declining economy has affected the area in which they live. There is little new construction and several vacant buildings making the economic indicators real. He feels the business owners in Liberty deserve to have more opportunity to keep their dream alive. When the mega site was first proposed to them they didn't schedule any meetings, but they did join the Northeast Randolph Property Owners to stay up to date on information. He said that in the last year, the present mega site leadership had a clearer vision and they began to understand that what they see in Liberty is not just in Liberty. After a number of meetings with the leaders involved in the formation of the mega site, they signed the contract. While looking for a new home for a couple months, his company then informed him of a transfer as a result of some of the same issues other companies have gone through. The Pucks researched staying in the area, possibly changing places of employment, but there were no jobs available in his field. Mr. Puck stated there are internationally located companies that are looking for locations with available workforce. Mr. Puck said he is willing to sell his property to see that happen.

Lisa Puck, 5313 Troy Smith Rd., Liberty, said that they do live inside the mega site area, but due to the lack of business activity in her husband's company, they are being transferred. She said that another family in the area has also been transferred by the company they were employed with. Ms. Puck presented figures of student enrollment in Liberty Elementary for last year compared to this year to show the declining number of young families in the area and that 65% of the children enrolled qualify for free or reduced lunch. Ms. Puck said she had talked to business owners in Liberty, but a majority were scared to come and support the mega site because of the fear of losing their existing business from those who oppose. She said she understands the feelings of the older citizens not wanting to change their way of life, but the jobs and way of life that a new industry could bring is needed.

Ken Young, 5067 Troy Smith Rd., Liberty, said the community met to discuss the mega site when they heard rumors almost four years ago. He said that his family inherited the land and wanted to keep that heritage and history in the family and asked the Commissioners to make a conscious decision.

B. Thomas Gale, Jr., 4793 Troy Smith Rd., Liberty, said to the Commissioners that as elected officials they are to morally and ethically represent the people. He said that there is no guarantee that a mega site would bring good paying jobs. Mr. Gale feels the project is economically flawed and asked why money should be spent on a project to assist the development conglomerates so they can expand the highway 421 corridor south and become richer while folks currently living in this area cannot replace the quiet, peaceful, serene life they have developed and want to retain. He urged them to vote against spending any money on this project and to consider what it would do to the people of that community in the future.

Carole Gale, 4793 Troy Smith Rd., Liberty, asked the Commissioners to vote against the mega site and to leave the citizen in Julian alone. She said she is very much against the noise and pollution the site could bring. She said there is no guarantee that a company would hire county citizens if they came. She urged them to consider supporting the Chatham site instead.

Sandra Young, 2400 Wildflower Ct., Asheboro, spoke on behalf of her family who has property and a farm on Troy Smith Rd. Ms. Young was concerned with zoning matters and whether it would

eliminate the ability for family members to build homes on the land they have. Ms. Young is a high school guidance counselor in Chatham County, and formerly in Randolph. Ms. Young said she crossed county lines due to supplements and bonuses that are given. Ms. Young suggested investing the Waste Management payment into the school systems to assist with retaining good teachers.

Dexter Blakely, 5915 Browns Meadow Rd., Liberty, said his family has owned property in the footprint of the mega site for over 50 years and he had lived at this address for 35 years and was there to speak in favor of the mega site. He said he has farmed, timbered, ran a business, and enjoyed the recreation of hunting, fishing, hiking and four wheeling on his property. He stated he didn't have any statistics to share, but what he did see is opportunity for the county and citizens to benefit from an expanded tax base, more and better jobs, additional educational programs and growth of support businesses for a potential new industry. Mr. Blakely said if no attempt is made then there is no chance of this once in a lifetime opportunity to attract an industry of this type. Mr. Blakely said he sees this purchase of a site more than viable for this type of development. The site has been recognized as desirable because of its location and because of Randolph County. It has the ability to attract the kind of industry the county needs with all the necessities available and the people who want and need to work. He said there are other parties involved that are willing to help invest and share the expense to see this happen. The owners of the properties are willing to sell and the majority of the property needed for the footprint is under contract. It will not eliminate farming and forestry in the area. Mr. Blakely said he has lived in the area all of his life and has never had a reason to move from the 600 plus acres he, his family, and business partners own and understands the emotional connection to the land, but he can't ignore the struggle people are having finding jobs. Mr. Blakely said this is a chance the County should not miss as the opportunity may never come again.

Carole Yow, 4798 Pearl Ferguson Rd., Liberty, began her comments with the quote "Field of dreams. Build it they will come." She said just because you build it does not mean they will come. Ms. Yow believes that the Piedmont Triad Partnership (PTP) and Jim Melvin want the taxpayers of Randolph County to finance their speculative venture with no guarantee of any automobile manufacturer or large corporation with thousands of jobs ever locating here. Ms. Yow says Greensboro doesn't want it in their back yard or to take the risks, but wants to benefit from the near border location by supplying infrastructure. Ms. Yow referred to the North Carolina Global TransPark (GTP), which is a 2,500-acre, multi-modal industrial park offering access to air, rail, highways, and two ports that has been available for a long time. Ms. Yow said she has lived in Cleveland, OH and has seen the GM plants that are located there. She said that unions control the wages in those plants, but that unions are not allowed in North Carolina.

Marjorie Beeson, 5948 Macedonia Loop Rd., Liberty, spoke against the request. Ms. Beeson currently serves on the Voluntary Agriculture District Board, which she said is purposed to preserve farm land. She asked that they not allow Greensboro to benefit at the expense of the taxpayers of Randolph County and to deny or table the request until more information was revealed and an interested party stated.

Eric Ward, 510 High Point Street, Randleman, President of and representing the Asheboro-Randolph Home Builders Association, presented a letter of support for the mega site development on behalf of the Association. Mr. Ward explained their reason of support as follows: The proposed site when completed and filled with industry has been estimated to provide 1,750-3,000 directly affiliated new jobs and 4,500 - 11,000 supporting jobs. To take those numbers a step further the National Association of Home Builders (NAHB) in 2012 estimated that for every three new jobs

introduced to an area there will be one new house built in that same vicinity. Therefore, if only 3,000 new jobs are created then it can be realistically estimated that 1,000 new homes would be built in order to sustain the growth. NAHB analysis also shows that building 1,000 average single-family homes generates 2,970 full-time jobs, \$162 million in wages, \$118 million in business income & \$111 million in taxes and revenue for state, local & federal governments. Mr. Ward asked for sincere consideration in this matter and to remember that “if nothing ever changes, then nothing will ever change.”

Bob Crumley, 759 Newbern Ave., Asheboro, reflected on his time as the County Manager and how often a Board has difficult decisions to make. He referred to the Board of Commissioners in the 50s-60s, who had an opportunity to put a first class utility system in Randolph County. He said because every question couldn't be answered, the Board decided to deny the request and Randolph County is still suffering from that decision. Mr. Crumley said he understands there are unknowns to the citizens in the area of the site. He shared details of a conversation he had with an unnamed international corporation looking to locate in a shopping center in Asheboro. The question the company wanted him to answer was why the wage rate in the county keeps going down. They were concerned that the people in Randolph County couldn't afford their services/products. In conclusion, Mr. Crumley said great decisions are often made without all the information and asked the Board to approve the request and to secure the future of the county.

Rick Powell, President of Pemmco Manufacturing, said he was not born here, but chose to come here for many reasons. Five years ago he requested economic incentives to run water and sewer to a piece of property on Veterans Loop Road and in exchange he committed to growing his business and adding thirteen jobs. Mr. Powell said a 50,000 square foot facility was built there. Their customers are aerospace, heavy truck, and automotive industries. They actually added thirty employees instead of just the thirteen required in the incentives package. Mr. Powell said he has had the privilege to watch his employees buy cars and homes. Mr. Powell explained the process of the auto assembly line and their need to have suppliers nearby for quick output of product.

Mr. Powell said he had other location options, but he felt like his company was wanted in Randolph County and it was a motivating factor. He said there are no guarantees, but he is certain that the companies desire to be wanted and said a vote not to proceed would signal they are not wanted.

At 10:10 p.m., the Board took a recess and resumed the public hearing at 10:17 p.m.

Christine Huber, 5274 Lamina Lane, Liberty, stated that the Commissioners have supported the need for jobs in the past. She feels that the major purpose for them considering this mega site is for jobs for the citizens of Randolph County. She does not understand why the Commissioners are not supporting the certified site in Chatham County to provide jobs for Randolph County citizens. She spoke of the necessary components for certification by the State of North Carolina at the Chatham site. She continued by saying that the “copycat redundant site” located in Julian would only cause tax increases for the citizens of Randolph County and may never come to fruition. Ms. Huber did not believe that two sites within fifteen miles of each other were possible. She also voiced her concern about Highway 421 being able to support the traffic of two mega sites. She mentioned that the land in Liberty is not certified yet, but marketing efforts for the Chatham site are already coordinated between the Chatham Economic Development Corporation, the North Carolina Department of Commerce, Siler City, Chatham County, as well as regional partnerships with the Triad and the Triangle. By

not acknowledging the existence of the Chatham site, Ms. Huber thinks that the Commissioners are giving away \$4 million of tax payer money by purchasing land for the mega site. She urged the Commissioners not to proceed with the purchase of the land.

Janet Pate, 39074 Hillsdale Park Dr., Sophia, said she was born and raised in Randolph County. She said she has lived in other places, but chose to live in Randolph for a simple life. Ms. Pate continued by speaking of jobs, wages, and the landfill. She believes that illegal aliens have caused wages to decrease and jobs to be taken. She said it was her understanding that the initial money received from the agreement with Waste Management would be considered for use by the Commissioners to give Randolph County citizens tax credits. Instead, those funds may be spent on buying land for the mega site. She referenced Medicare expansion, RCC's unknown costs if Federal Legislation goes through for free degrees, the County expense of a new 9-1-1 center, expenses of new EMS bases, crowded schools, and other infrastructure costs that overshadow the need to spend money on a mega site. She said she is opposed to the mega site because the money needs to be "used for our county since we had a dump pushed on us" and said she feels like the citizens were deceived with the "dump."

Jimmy Shelton, 4948 Troy Smith Rd., Liberty, and his wife are opposed to the mega site. He addressed his concerns for his own farm and quoted statistics from Steve Troxler, North Carolina Agriculture Commissioner, on the loss of farms and farm income that have occurred in the last 40 plus years in North Carolina. Mr. Shelton feels that the impact of the mega site will not only ruin his farm business but others that rely on that as their only source of income. He also mentions that less food will be produced while the demand for food continues to grow. In Mr. Shelton's opinion, David Allen was elected by a large numbers of voters so he feels that a large number of people are opposed to the mega site.

Crystal Merritt, 5309 Burrow Rd., Julian, likes the small community that is Julian. She has hopes that her daughter will be able to grow up in the same small community and to support the small businesses there. Ms. Merritt made comments in regard to the proposed site, its infrastructure, and jobs provided. Instead of purchasing land that is currently being lived on and cared for, Ms. Merritt suggests taking vacant property in the city and converting that to a potential site. She feels that running water and sewer to the site will increase taxes in both Guilford and Randolph Counties. Ms. Merritt is concerned that the land could potentially be used for a short time and then sit as an "abandoned wasteland." It is not her belief that government should provide jobs as public welfare. Because of these factors and the potential loss of her rural community, she is opposed to the mega site.

Steven Langlois, 8807 Old Liberty Rd., Julian, said that he and his family were not in favor of this proposal initially. He is a small business owner and resident whose land is in the proposed mega site. He felt negative about the potential impact the mega site could have. After working with Sam Simpson, David Powell, and David Joseph, he began to understand the positive effect this project could have on the community. Responding to Commissioner Haywood's question about land owners being pressured to sell, Mr. Langlois replied that he and his family were given the utmost respect, accommodation, and support during the process. He feels very strongly that this project will help the County and hopes that the Commissioners will proceed with this purchase. He ended by wishing the County and its residents good luck and success in this venture.

Faye Holt, 5230 Troy Smith Rd., Liberty, said he is a lifelong resident whose family has lived on Troy Smith Rd. for generations, and does not support the proposed mega site. She stressed that not everything in life is about money or jobs, although they are important. She urged the Commissioners to think about the Chatham County site instead. Ms. Holt indicated that the Liberty site is “in her front door” and voiced her concerns over traffic, noise, and safety. If the Commissioners agree to this project, she feels that it would always need more money. She reminded the Commissioners to think about the full impact, not just about jobs. She does not want higher taxes and again recommended the Chatham site since it “wouldn’t be a burden on Randolph County.”

Bobby Ferguson, 8703 Old Hwy 421, Julian, agrees that commerce brings jobs, education, and a better way of life. Mr. Ferguson said the question is how we make this a better place. Sometimes hard questions have to be asked to determine the right course. He then raised a number of questions regarding the project. Is the mega site investment smart business for Randolph County? What is the total investment? What commitments are in place? Are they legally binding on who will pay? What is the business plan? What is the project schedule? What is the probability of success? What are the strengths and weaknesses? Have we visited other mega sites? How do we avoid the pitfalls that led to the failures of sites like Global Park? How do we insure that the site doesn’t sit idle? Mr. Ferguson said a good business plan would have answers to those entire questions with supporting information. He doesn’t feel those are unreasonable questions and stated those in the audience do not know the answer to those questions. Is there a fall back plan? He said the stated purpose of the mega site is the pursuit of jobs. He stated that Randolph County does not have to spend millions of dollars to have job opportunities. He said that the Chatham site could provide the jobs without any expense to Randolph and that the Randolph site is two years behind the Chatham site on being ready for a user. Mr. Ferguson suggested that there may be another agenda other than jobs driving the issue. He feels that the main reason is for Greensboro to run water and sewer to northeast Randolph County enabling Greensboro to expand and annex southeast Guilford County highway 421 corridor.

Mr. Ferguson noted that this project has been going on for four years and three of the Commissioners have said to him that they do not know much about the project. Because he feels that the Commissioners do not know enough about this, he respectfully asked them to take a few more months to investigate it fully. He indicated because this may be the most important hearing in Randolph County history that Commissioners need to get all the answers before they commit to it.

Billy Hardin, P.O. Box 400, Liberty, indicated that Liberty needs help; the downtown area is suffering and could benefit from more jobs. Mr. Hardin asked the Commissioners to make the best decision for Randolph County citizens when casting their votes for a mega site. He said he is not sure that the Chatham site is the answer, but he does want more jobs for citizens.

Faye Cox, 1211 Grantville Lane, Asheboro, said she expected the meeting to be a question and answer session. She said she has many questions about the project and has not heard answers. She continued to address some of the issues she wants responses for; tax incentives, use of Waste Management money from the regional landfill contract, potential jobs, and transparency. It is her understanding that an auto company will pay no taxes as an incentive to come to the Liberty site. Ms. Cox disagrees with this since she feels that Randolph County is \$80 million in debt. She stated that she believes Randolph County owed \$1.3 million on the Randleman Dam project and \$1 million in other projects. She said that, in her opinion, the decision has already been made. Next, she voiced her concerns over using the \$3.4 million from Waste Management towards this project. She thought it

was promised for tax cuts for citizens. Ms. Cox told the Board that this is part of her money and she believes it should be used to pay off debt. She does not think that Randolph County residents will get any of the potential jobs nor will they pay as much as what was quoted. She doesn't feel there is transparency and doesn't feel she has heard answers.

Commissioner Haywood asked Ms. Cox what she wanted to know. She then asked a few of the previous questions. Chairman Frye replied that she is correct; the Board does not have all the answers. He proceeded and mentioned that the Chatham site could cost Randolph County. He reiterated that the money will come from partners such as the PTP, the North Carolina Rail Road, Duke Energy, the City of Greensboro, the Golden Leaf Fund, and Piedmont Gas. Ms. Cox asked where the money will come from to purchase the remaining 1,050 acres and fund additional costs. Addressing Chairman Frye, Ms. Cox again asked for answers and who would have them. The Chairman responded by saying that without committing to this purchase and becoming a partner, there will be no answers.

Gordon Coburn, 1912 Berkley Lane, Asheboro, said he travels the state in his sales job. Over the last five to ten years, he has witnessed many vacant industrial parks across the states. He gave examples of sites in Harnett County, Mecklenberg County and the city of Aberdeen. Mr. Coburn stated that costs of complete construction need to be known before a vote is taken. He is concerned that purchasing the property will not only increase Randolph County's debt, but it could be years before any income is generated. Mr. Coburn believes that smaller companies are less risky than one large employer. He also expressed his apprehension regarding competition for those jobs. In conclusion, he urged the Commissioners to do more research and to understand the total costs involved before voting.

Guy Troy, Troy Estate Rd., Liberty, first thanked the Commissioners for moving the County Courthouse bell back to the historic courthouse. Mr. Troy, who is 93 years old, stated that he is probably the oldest taxpayer living in Randolph County and that his land has been passed down through generations. Mr. Troy said the \$2.5 million is taxpayer money and can be used for better options such as funding schools, RCC, the North Carolina Zoo, and even the aviation museum. He said that the County needs the tax revenues from the land to "take care of the needs of Randolph County." Mr. Troy concluded his comments by saying to the Commissioners that in his opinion, when it comes to dealing with other counties, they haven't done a very good job since Greensboro got our water and we got their trash.

Commissioner Lanier addressed the audience to clarify they were aware that the County will fund this project with a \$1.66 million grant from the State of North Carolina earmarked for the purpose of economic development and if it is not used, it had to be returned to the State.

William Dula, 1320 Randolph Tabernacle Rd., Asheboro, lost his job at Black and Decker and said that was one of the best things to happen to him. Because the automobile industry fluctuates considerably, he does not agree with bringing this business to Randolph County. He would rather have the money spent on a few small businesses instead of one large one. He told the Commissioners that they were elected to keep residents safe, provide schools, and to keep the County running, but that they do not have the right to spend that money otherwise. It is Mr. Dula's opinion that government has a record of making bad choices. He is in favor of manufacturing but thinks "free enterprise should pay for it with their money and not the government with taxpayer money."

Jon Nance, 3483 New Hope Church Rd, Asheboro, spoke against the mega site. He feels that the potential jobs will be filled by people from other counties. Mr. Nance stated that the majority of topics had already been addressed by others, but he wanted the Commissioners to understand that society is changing. Jobs have become more automated leaving machines to do the work and causing fewer jobs to be available for people to actually work.

Rene' Summerlin, 2239 NC Hwy 62 East, Julian, represents her family farm that has been operational since the late 1800's. She said she, her husband, her parents, and her aunt still live there. They are still raising cattle and tobacco. She feels their property would be directly affected by the possibility of increased traffic as well as noise and light pollution. The construction could impact the ground water and wells in the area. They do not wish to live anywhere else and do not want to sell. She feels that property values will go down and they will not benefit from a mega site. She asked the Commissioners to vote against the mega site to preserve her family's way of life.

Lisa Sparks, 3032 Soapstone Mtn. Rd., Staley, is not directly involved with the mega site, but feels that her property will be affected and opposes it as a citizen and as a representative of Happy Hills Animal Foundation, Inc, a non-profit animal shelter. She lists a number of things that will be negatively affected: the environment, wildlife, the water shed, property taxes, and protection of natural resources. She researched the Randolph County GIS system and found that the properties in question are in a protected water shed zone. She said she cannot understand why the Commissioners would even be voting on this issue with the impact reports still two weeks away from completion. She named resources that could be gone such as air quality, wildlife, aquatic life, and vegetation, if the purchase is approved and a major company were to build. With no guarantee for success, Ms. Sparks feels there is too much to risk to ruin people's way of life and the environment.

John Yow, 4798 Pearl Ferguson Rd., Liberty, read a statement from a citizen who had to leave before her turn. The letter stated she is a mother of three sons. She urged that the Commissioners stop spending money that could benefit her children's generation. She wants the area to remain rural and beautiful. In the closing of her letter she urged the Commissioners to vote no for the mega site."

Cindy Kimbrell, 2508 Staley Store Rd., Liberty, asked about the cost to purchase the land. Chairman Frye deferred the question to Sam Simpson. He replied that two and a half times the tax value is being paid for the options. Ms. Kimbrell voiced her concern over the increased traffic for the railroad and would like to know how that would be handled. She continued by comparing the Dell project in Winston-Salem to this project saying that State funding would be required for this project as it was in the Dell project. Ms. Kimbrell does not want taxpayer dollars to be used as long as there are so many unanswered questions.

At 11:27 p.m., hearing no further comments, Chairman Frye closed the public hearing.

Chairman Frye asked Sam Simpson to explain a potential \$600 million incentive package. Mr. Simpson said no one knows what an exact package may be. It would depend on the type of business, state tax rates, and the size of a project. An example he gives is as follows: Acquire the land for \$25 million, add water and sewer for \$25 million, the DOT makes improvements for \$15 million. These examples are based on an estimate of a total \$75-100 million for a physical site. Then he addressed a potential \$100 million from the State being spent at community colleges to train employees to have

the necessary skills prior to a plant opening. The rest of the money would be contributed by other organizations, but until Randolph County shows interest, there will be no commitment from those organizations. He said tax incentives could be made by the State in the form of reduction or elimination of taxes for a period of time, but that was only an option. The reduction in taxes the company pays becomes part of that \$600 million incentive. It is not a cash expense, however, just a reduction in taxes, so there is no check to write. Mr. Simpson then speaks about the investment made for Dell in Forsyth County. Because Dell did not fulfill their commitment, they were required to pay the State for that part of the incentive. The site did stay empty for a few years but now has Caterpillar and Herba-Life occupying it.

Commissioner Allen asks Mr. Simpson about the land prices being offered. The two and a half times tax value was an amount that the investors thought would give a property owner the ability to move if they are willing to sell but may not be enough if someone was really attached to their property through family history and such. Some things cannot be represented in tax value like history or recent upgrades. The investors felt that the two and a half times tax value was a fair offer as well. Some variation could be attributed to the values at revaluation time or to early acceptance of offers by owners.

Commissioner Haywood asked about the liability to Randolph County. Mr. Simpson conveyed that non-budgetary fund sources have been approached. If Randolph County purchases the land, they would gain a seat at the bargaining table and if the County owns the land, it will have authority over it. Mr. Simpson said the PTP has put \$5 million towards this project to get it off the ground. He said that today, half of the county population is not employed and there are 22,000 more residents than in 1996. In explanation, Mr. Simpson uses an example of Duke Energy investing \$10 million and Piedmont Natural Gas putting in \$7 million; when a board is organized, those investors will expect a seat on that board. He said by purchasing the land, Randolph County will control the process, but would not have ultimate authority as the project proceeds. Commissioner Lanier interjected that the County would control zoning regulations of only the parcels requesting zoning changes.

Mr. Simpson referred to Commissioner Haywood's comparison to the Randleman Dam project and said the initial projected usage was much more than what is currently being used. Many businesses closed, so the need for water has decreased dramatically. This mega site project is the most complicated project in the history of the State and Mr. Simpson said he understands that this is the hardest topic that the Commissioners have ever voted on.

Commissioner Allen asked if private entities have been asked to finance this project instead of the County. Mr. Simpson assured him that they had been. Financing can be done in many different ways, but said he does not have the expertise to specifically answer that.

Commissioner Lanier agreed with Mr. Simpson about this type of project working to benefit Randolph County. He said it has worked in other places like Spartanburg and Greenville and said theirs is a good model to follow.

David Joseph, PTP attorney, responded to Commissioner Haywood's earlier question of authority over the land. He said NC law protects anyone from taking the land from Randolph County without the County receiving fair compensation. Randolph County will always have control over the property as long as they own it. Commissioner Haywood asked about eminent domain. Mr. Joseph said

property cannot be condemned for economic development purposes. The DOT can condemn property to upgrade public roads if owners will not agree to sell. He said at this point, the NC Railroad has no intention of making any changes to the tracks. There is rail access on the property that is currently owned by the PTP and is part of the purchase being considered by the County during the public hearing.

Commissioner Haywood voiced concerns over buying the land, then finding out that there is a loop hole like an archaeological site or endangered wildlife that could halt this project permanently. Mr. Simpson said that studies have been done along the way along with the due diligence that is necessary to proceed without problems. He said the final reports have not been submitted but that he has seen all the preliminary reports and they have been good.

Commissioner Allen inquired about certification by the State for the site. Mr. Simpson explained that the certification is a quantification of certain criteria. One of those benchmarks is to have control of the site for two years. Another is the reports of findings on the physical data. Those reports will be complete, but the two-year ownership piece will not be achieved, but the site can still be marketed with a binding explanation of ownership and the report data.

Commissioner Allen asked when options will expire and if Randolph County can delay its decision until that time. Mr. Simpson replied that the first options expire in November 2015 and others in March 2016. Mr. Simpson advised it would not be in the best interest of the project to wait until the options expire. The PTP does not have funds to finish assembling the site without Randolph County being involved. If the project is put on hold, they will be missing opportunities, and property owners are ready to proceed with the sale. Mr. Simpson added that companies have viewed the land and are interested. They are asking when there would be an assembled site.

Commissioner Frye reiterated that many of these questions will be answered after and only after the purchase of this land. Answers will come faster once the purchase is made. Randolph County will own the land and no one can take it.

Commissioner Allen asked how the properties were chosen for the County to purchase, because they are scattered across the site. He also asked what will the County do with it if it does not become a mega site.

Mr. Joseph interjected regarding due diligence. He said the County has time to review all of the information and if the findings are not to the County's liking, the County can cancel the contracts. Mr. Joseph reiterated that the County will be protected in the purchase of these properties.

Mr. Simpson addressed Commissioner Allen's question on the property selection. Mr. Simpson said that it had to do with the scheduling of the closings and the owners that needed to sell and those who were not yet able to vacate their property. The County did not want to be in the rental business therefore, certain properties will close sooner than others.

Chairman Frye spoke up and said that he has been told by the Golden Leaf Foundation and the North Carolina Railroad that Randolph County's participation would be key for them to fund this.

Commissioner Kemp asked Bonnie Renfro how this would be structured between Randolph and Guilford Counties, since Greenville and Spartanburg worked out a formula to share revenues. Ms. Renfro said that has not been determined yet, but she does know that Randolph County will have zoning and permitting jurisdiction over the land. Ms. Renfro said it was recommended by a site consultant to visit other areas that have had a similar project such as the Greenville/Spartanburg area, to find out what lessons they learned, what things should be done differently, and what things went well.

Commissioner Haywood mentioned that taxpayers do not want a repeat of the Randleman Dam project. Commissioner Kemp said that this would not be the case because Randolph County would control the land.

Commissioner Haywood said he had visited the Chatham site and was told by a developer that the Randolph and Chatham sites were not in competition with each other. If one got a large facility, the other would get the smaller vendor facilities and vice versa. Commissioner Haywood asked Alan Ferguson if he thought this was true. Mr. Ferguson replied that it could go either way; it may not happen at all like the site in Mississippi. Commissioner Haywood noted that investors at the Chatham site are asking a lot more for their property than Randolph would.

Commissioner Allen said he does not feel that they have enough information to vote on an issue that is the biggest of this century for Randolph County and doesn't understand the rush. The Railroad is doing a study, there is still due diligence to investigate, and more questions need to be answered. Commissioner Allen says that 85% of those citizens that contacted him told him to vote against the mega site. He suggested having a work session to learn more. He asked why they had to make a major decision in one night.

Chairman Frye said this is part of the decision making process. Randolph County must be involved in the "game" to see if other players will come forward for funding. He said the County cannot fund the full amount alone. If it seems later that the County needs to back out, the land can be used for another purpose and there has been interest. He said the land is an asset and will serve as a tool to get more answers.

Commissioner Haywood agreed with Commissioner Allen, but also feels the pressure to take action so answers can be obtained. He said he had spoken with legislators in Raleigh and knows that without this done, the State will do nothing.

On motion of Kemp, seconded by Lanier, the Board voted 4-1, with Commissioner Allen opposing, to approve the purchase of 255.13 acres of property from PTP at a purchase price of \$4,186,552.01 and to authorize County legal staff to negotiate a purchase contract to that effect with appropriate due diligence safeguards and to authorize the County Manager to sign the purchase contract and the necessary documents to effectuate the purchases hereby approved, as follows:

- 1. Parcel currently owned by the PTP and comprised of 22.16 acres more or less located at 5585 Kimrey Lane, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718703247 and is more particularly described in a deed recorded in Deed Book 2393, Page 561 in the Randolph County Registry. The purchase price for this parcel is Three Hundred Twenty-Six Thousand Three Hundred Ninety-Two and 35/100 Dollars (\$326,392.35).*

2. *Parcel currently owned by the PTP and comprised of 15.2 acres more or less located at 5587 Kimrey Lane, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718706850 and is more particularly described in a deed recorded in Deed Book 2398, Page 1196 in the Randolph County Registry. The purchase price for this parcel is Three Hundred Eighty-Two Thousand Six Hundred Eleven and 39/100 Dollars (\$382,611.39).*
3. *Parcel currently owned by Neil F. Brown and Phyllis B. Rettig and currently under contract to PTP comprised of 50 acres more or less and located at 5777 Browns Meadow Road, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718029180 and is more particularly described in a deed recorded in Deed Book 1481, Page 729 in the Randolph County Registry. The purchase price for this parcel is Five Hundred Thirty-Eight Thousand One Hundred Twenty-Five Dollars (\$538,125.00).*
4. *Parcel currently owned by the PTP and comprised of 10.67 acres more or less located on Kimrey Lane in Liberty. The parcel is identified by Parcel Identification Number (PIN) 8718805301 and is more particularly described in deed recorded in Deed Book 2420, Page 1279 in the Randolph County Registry. It is also depicted as Lots 2 and 3 in the plat recorded in Plat Book 62, Page 14 in the Randolph County Registry. The purchase price for this parcel is Ninety-Eight Thousand Eight Hundred Forty and 38/100 Dollars (\$98,840.38).*
5. *Parcel currently owned by the PTP and comprised of 6.87 acres more or less located at 5642 Kimrey Lane, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8717895776 and is more particularly described in deed recorded in Deed Book 2420, Page 1276 of the Randolph County Registry. The purchase price for this parcel is One Hundred Twenty-Two Thousand Fourteen and 80/100 Dollars (\$122,014.80).*
6. *Parcel currently owned by Dexter Blakely, Trustee, and currently under contract to the PTP comprised of 22.54 acres more or less and located on Browns Meadow Road, Liberty, NC. The property is identified by Parcel Identification Number (PIN) 8718622185 and is more particularly described in a deed recorded in Deed Book 2230, Page 599 of the Randolph County Registry. The purchase price for this parcel is Two Hundred Twenty-Four Thousand Eight Hundred Thirty-Six and 50/100 Dollars (\$224,836.50).*
7. *Parcel currently owned by Steven Michael Langlois and currently under contract to PTP comprised of 7.95 acres more or less and located at 8807 Old 421 Road, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8708937765 and is more particularly described in a deed recorded in Deed Book 1960, Page 2302 of the Randolph County Registry. The parcel is depicted as Lot 2 in a plat recorded in Plat Book 102, Page 60 of the Randolph County Registry. The purchase price for this parcel is Four Hundred Two Thousand One Hundred Fifty Dollars (\$402,150.00).*
8. *Parcel currently owned by the PTP and comprised of 2.2 acres more or less. The property is identified by Parcel Identification Number (PIN) 8718534909 and is more particularly described as Tract 1 in a deed recorded in Deed Book 2420, Page 1265 of the Randolph County Registry. The purchase price for this parcel is Three Hundred Seven Thousand Five Hundred Fifty-Seven and 60/100 Dollars (\$307,557.60).*

9. *Parcel currently owned by the PTP and comprised of 7.78 acres more or less located at 5184 Orange Blossom Drive, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718337986 and is more particularly described in deed recorded in Deed Book 2420, Page 1268 of the Randolph County Registry. The parcel is depicted as Lots 4B and 4C in plat recorded in Plat Book 26, Page 48 of the Randolph County Registry. The purchase price for this parcel is Four Hundred Thirty-Four Thousand Three Hundred Ninety-Five and 78/100 Dollars (\$434,395.78).*
10. *Two parcels currently owned by Barry W. And Sherlene J. Ferguson (both parcels currently under contract to the PTP). The first parcel is comprised of 3.9 acres more or less located at 5301 Orange Blossom Drive, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718435778 and is more particularly described in a deed recorded in Deed Book 1163, Page 1574 of the Randolph County Registry. The second parcel is comprised of 3.86 acres more or less located on Orange Blossom Drive, Liberty, NC. This parcel is identified by Parcel Identification Number (PIN) 8718333976 and is more particularly described in a deed recorded in Deed Book 2290, Page 1176 of the Randolph County Registry. The purchase price for these two parcels is Five Hundred Twenty-Five Thousand Dollars (\$525,000.00).*
11. *Two parcels currently owned by Ferment M. Lindley, Jr. and Nancy Lindley (both parcels currently under contract to the PTP) comprised of 100 acres more or less located on Old 421 Road, Liberty NC. The first parcel is identified by Parcel Identification Number (PIN) 8718629905 and the second parcel is identified by Parcel Identification Number (PIN) 8718519048. Both parcels are more particularly described in a deed recorded in Deed Book 1109, Page 351 of the Randolph County Registry. The purchase price for these two parcels is Seven Hundred Fifty Four Thousand Two Hundred Forty-One Dollars (\$754,241.00).*
12. *Parcel currently owned by the PTP and comprised of 2 acres more or less located at 5463 Troy Smith Road, Liberty, NC. The parcel is identified by Parcel Identification Number (PIN) 8718900561 and is more particularly described in a deed recorded in Deed Book 2420, Page 1272 of the Randolph County Registry. The purchase price for this parcel is Seventy Thousand Three Hundred Eighty-Seven and 21/100 Dollars (\$70,387.21).*

Commissioner Frye extended his thanks to the audience for the respect and courtesy they have shown throughout the process.

Discussion of Budget Meeting Schedule for FY 2015-16 Proposed Budget

No discussion was held on this agenda item. A proposed agenda was included in the agenda packet for consideration at the regularly scheduled March meeting.

Adjournment

At 11:55 p.m., on motion of Haywood, seconded by Kemp, the Board voted unanimously to adjourn.

Darrell L. Frye, Chairman

Phil Kemp

Arnold Lanier

Stan Haywood

David Allen

Amanda Varner, Clerk to the Board