Closed Session I (Project Hot Melt) — June 3, 2013

At 7:10 p.m., the Board convened closed session on a matter relating to the location or expansion of business in the area, pursuant to NCGS 143-318.11(a)(4). Commissioners Holmes, Frye, Kemp, Lanier and Haywood were present. Also present were County Manager Richard Wells; Will Massie, Assistant County Manager/Finance Officer; Ben Morgan, County Attorney; Aimee Scotton, Associate County Attorney; Cheryl Ivey, Clerk to the Board; and Bonnie Renfro, Randolph County EDC President.

Bonnie Renfro said that Jowat Corporation is considering an expansion at its Trinity location, adding that the company located in Randolph County in 1979 and has grown consistently and incrementally since that time. Today, they employ 115, and they are Trinity's largest taxpayer in real and personal property.

The company is considering a five-year growth plan that will add new capacity in multiple product lines and add new jobs. The growth would occur in phases over that time.

Investment: $4,300,000 over 24 months New Jobs: 14 (all production jobs)
Average wage: $28,299

Ms. Renfro said that the first phase includes the expansion of one of the manufacturing facilities and the addition of new equipment. A portion of an existing facility will be demolished and an additional 9,000 square feet will be added. Building renovation and expansion cost is estimated at $800,000 with equipment investment of $2.6 million and an additional future building construction of $900,000. This phase is expected to be completed within 24 months. The company is considering additional job creation and investment in future phases within five years.

The company is eligible to apply for an Occupied Building Reuse Grant from the NC Rural Center. Based on the proposed 14 new jobs, they are eligible for $70,000, and the City of Trinity will apply for the grant. The required match for the project is 5% of the grant or $3,500. If Trinity and Randolph County share equally in the match, the share is $1,750 per government.

Estimated new tax revenues generated by this project equals $7,824 over the first three years and $18,150 over six years for Trinity. For the County, estimated new tax revenues generated by the project equals $45,848 over the first three years and $106,359 over six years.

Ms. Renfro said that the application is due to the Rural Center by 6/21/13. The City of Trinity has set a public hearing on the matter for June 18 and she asked the Commissioners to set a public hearing at their June 17 budget meeting if they agree to provide matching grant funding for the project.

At 7:15 p.m., closed session ended on this topic.

J. Harold Holmes, Chairman	Darrell L. Frye
Phil Kemp	Stan Haywood
Arnold Lanier	Cheryl A. Ivey, Clerk to the Board