



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Draft Economic Development Committee

Monday, March 2, 2015

10:00 AM

Plaza Level Conference Room

1. Call To Order - Chairman Matheny

The Economic Development Committee of the City of Greensboro was called to order at 10:06 a.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following committee members present: Councilmember and Chairman Zack Matheny, Councilmembers Marikay Abuzuaiter, Jamal Fox, and Tony Wilkins.

Absent: Councilmember Mike Barber.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Deputy City Clerk Angela R. Lord.

2. Approval of Draft Minutes - Committee

ID 15-0214 Motion to Approve the Minutes of the May 9, 2014 Economic Development Committee Meeting

Moved by Councilmember Abuzuaiter, seconded by Councilmember Wilkins to approve the minutes of the Economic Development Committee meeting of May 9, 2014. The motion carried by voice vote.

3. Discussion on Economic Development Strategy - Chairman Matheny

Chairman Matheny spoke to the time that had passed since the last meeting; to conversations and strategies regarding Economic Development; stated there had not been enough implementation; spoke to meeting with other municipalities; job challenges; and provided figures for jobs lost over the past several years.

Councilmember Wilkins asked for clarification on jobs lost in the Piedmont area; and the State of North Carolina.

Chairman Matheny clarified the information; referenced the job market in other cities; airport employment; the lack of job growth; stated he had talked with site selectors, consultants and Economic strategist; spoke to various meetings in 2012 and 2013; actions taken as a result of those meetings; referenced a Regional approach; and spoke to the success of the shovel ready site program.

Councilmember Wilkins asked about the tax base for the shovel ready site; the timeframe for the Samet water park; the status of the \$600,000 for the project; and expectations of future investments by the government.

Chairman Matheny provided tax base figures; spoke to environmental problems for the water park; stated the \$600,000 would be brought back if issues were not resolved; referenced conversations with Chris Chung of the Economic Development Partnership of North Carolina; the lack of product and inventory; referenced expansions of various companies; the State building a taxi bridge; spoke to funding from the Federal and State government; building shovel ready sites to compliment the Federal and State investment on the bridge; and referenced the growth potential for the airport. Chairman Matheny continued by stating there was not any word about future investments by the government; spoke to conversations with Forsyth County, Winston Salem, High Point, Guilford County, and Senator Wades Legislative Administrative Assistant Bob Mays; working toward regional growth in the hopes that the State would participate; the potential of 90,000 jobs; and being proactive.

Councilmember Wilkins spoke to property tax revenues; the City's investment; investment in jobs; and equal investment by Guilford County.

Chairman Matheny stated the potential employees would be from Guilford County and Greensboro; spoke to bond money; infrastructure investments; support by other municipalities; and referenced conversations with Water Resources Director Steve Drew regarding the extension of water and sewer.

Discussion ensued regarding revenue from water and sewer; workforce from community colleges; using bond money by 2016; the debt service; taking something substantial to the State; those affected by the loss of jobs; and how funds would be used.

Chairman Matheny spoke to raising additional funds to match City funds; asked for support from the committee; spoke to the item being contingent on the participation of other municipalities; shovel ready sites; and costs per acre.

City Attorney Carruthers spoke to the expenses of water and sewer; and using bond funding for the project.

Chairman Matheny spoke to wording for the resolution; revenue for Guilford County; intergovernmental arguments over taxes; community demographics; and asked Planning Director Sue Schwartz about a map for Highways 49 and 29; and identifying empowerment zones.

Ms. Schwartz distributed copies of maps; and spoke to promise zones.

Discussion took place regarding offering the 8/80 program for different areas; and to future projects.

Chairman Matheny stated the group had looked at and discussed the project; that it was time to implement said project; and spoke to putting a time limit on the item.

Councilmember Wilkins asked if County approval would be required.

City Attorney Carruthers spoke to doing annexations; the County's tax base; and an increase to county taxes.

Discussion ensued regarding County contingencies; McConnell Road; an entry way onto Grandover; adding funding to the Economic Development Bonds for shovel ready sites; building a tax base back up; paying Guilford County property taxes; being proactive; Committee support of a resolution; and getting a commitment from other municipalities.

Chairman Matheny spoke to presenting the item to the East Greensboro Study Committee; being fair and strategic; outlined a projected timeframe; stated he did not want to give incentives when the City was already going to run water and sewer; spoke to Council reviewing projects on a case by case basis; and marketing the item to build interest.

Councilmember Fox asked about potential legal issues.

City Attorney Carruthers spoke to General Statutes requirements allowing up to ten years for site improvements incentives.

Committee members discussed making a decision by the end of 2016; funds from the Economic Development Bonds; designating a meeting for a presentation on the 8/80 program; guidelines for case by case votes; incentives for annexation into the City; under utilized areas; and various focus areas.

City Manager Westmoreland spoke to the 8/80 concept; clarified the Committee's desire to have resolutions for the airport investment and shovel ready sites to be placed on the March 17th meeting of Council; and moving the item forward.

Chairman Matheny requested to be notified of the next East Greensboro Study Committee meeting so he could attend.

Councilmember Wilkins asked if Mr. Drew could present information on the Mega-Site.

Discussion ensued regarding the airport; shovel ready sites; and confirmation of what Council would be voting on at the March 3rd meeting of Council.

ID 15-0217 Greensboro - Randolph Mega Site

Councilmember Wilkins inquired about the City not getting the site; the benefits to the City; voluntary annexations for water; and incentives for annexations.

Chairman Matheny spoke to the area for potential growth; voluntary annexations; extension to Forest Oaks and Glenwood Lakes; and landowners begging for water and sewer.

Discussion ensued regarding incentives for annexation; areas that already had water supply; providers for the water supply; being aware of competition; jobs associated with the project; water lines outside the City; the potential for growth north of the City; confirmation of the budget impact; authorizing a RFP; and the allowed 30 day response time for RFP's.

City Manager Westmoreland confirmed information for the resolution; spoke to selecting an engineering firm; returning to Council for contract approval; stated the City had been identified as the best agency to provide water to the site; and spoke to the focus on the project.

Chairman Matheny stated the Mega-Site project could take 20 years; spoke to looking into the future; and letting staff speak to the item at the meeting tomorrow night.

Councilmember Wilkins expressed concerns regarding the possibility of the City not getting the site.

Mr. Drew responded that the schedule was 30 months long; and voiced it was not likely staff would be unaware of issues as they arose.

Chairman Matheny stated staff could come back if there were not any volunteers for annexation or for the mega site; spoke to single family home builders betting on the mega site; and being strategic.

Mr. Drew spoke to looking for an engineer; stated that even if the City did not do anything right away, the water and sewer station would still be valid; that if it was not used for this project, it could be tweaked for future use; and that the improvements would still have value.

Discussion ensued regarding the design of the outer structure.

4. Public Comment Period - Chairman Matheny

There were no speakers from the floor.

5. Adjournment

Moved by Chairman Matheny, seconded by Councilmember Abuzuaiter, to adjourn the meeting. The motion carried by voice vote.

THE ECONOMIC DEVELOPMENT COMMITTEE ADJOURNED AT 11:29 A.M.

ZACK MATHENY
CHAIRMAN AND COUNCILMEMBER

ANGELA R. LORD
DEPUTY CITY CLERK