

RESOLUTION AUTHORIZING A REIMBURSEMENT GRANT IN AN AMOUNT NOT TO EXCEED \$1,549,647.00 TO SAMET CORPORATION FOR PUBLIC SEWER INFRASTRUCTURE IMPROVEMENTS FOR A SITE LOCATED AT 2335 CAMPGROUND ROAD

WHEREAS, the City may extend or may provide for or assist in the extension of water and sewer lines to industrial properties or facilities, whether the industrial property or facility is publicly or privately owned, pursuant to N.C.G.S. § 158-7.1;

WHEREAS, the City may enter into reimbursement agreements with private developers and property owners for the design and construction of municipal infrastructure that is on the City's Capital Improvement Plan and serves the developer or property owner, pursuant to N.C.G.S. § 160A-499;

WHEREAS, the City adopted Section 2-91 of the Code of Ordinances which authorizes the procedures and terms under which the City may approve reimbursement agreements, including compliance with the City's M/WBE Program;

WHEREAS, Samet Corporation is investing in new industrial development at an existing site, 2335 Campground Road in the City of Greensboro;

WHEREAS, the development is expected to bring new industrial investment and jobs to an area of east Greensboro that is currently underserved;

WHEREAS, but for the public participation in bringing City public sewer infrastructure and access to the site, the development is not financially feasible;

WHEREAS, it is further anticipated that the developer will invest up to a total of up to \$13,000,000.00 in capital to develop the industrial site and construct two buildings;

WHEREAS, the developer will invest up to \$8,000,000.00 in capital to construct the first 120,000 square foot speculative building with anticipated completion of December 2019;

WHEREAS, on April 24, 2018, the City Council adopted Resolution #78-18 and approved a grant reimbursement for the public sewer infrastructure being designed and installed by the developer to City standards which amount was estimated to not exceed \$624,120.00;

WHEREAS, due to additional needed site preparation, cost increases and changes to final design and scope provided by the engineered plans, it is further anticipated that the cost to bring public sewer to the site and surrounding area has increased by \$925,527.00;

WHEREAS, the City Council finds that it is in the best interest of the City to enter into a participatory agreement with Samet Corporation to share the cost of the above mentioned improvements whereby the City shall reimburse the company in an amount not to exceed \$1,549,647.00 for public sewer infrastructure costs. The grant shall be paid after the City has confirmed that the developer has invested at least \$1,549,647.00 in design and construction of the

proposed public sewer infrastructure improvements to City standards.

WHEREAS, Samet Corporation will be required to repay the City of Greensboro the entire \$1,549,647.00 of public investment in the new sewer infrastructure if the developer has not invested at least \$8,000,000.00 in the site and the new development has not resulted in new businesses creating at least 31 new full-time equivalent jobs on the site by December 31, 2021;

WHEREAS, the proposed development is expected to increase the taxable property, employment, industrial output, and business prospects of the City;

WHEREAS, a public hearing was held on August 24, 2019, in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- (1) That Resolution # 78-18 is hereby rescinded.
- (2) That pursuant to N.C.G.S. § 158-7.1 and § 160A-499 and City Ordinance § 2-91, a grant reimbursement and participatory agreement between the City of Greensboro and Samet Corporation not to exceed \$1,549,647.00 for sewer infrastructure improvements, additional new capital investment and the creation of at least 31 new full-time equivalent jobs on or before December 31, 2021, is hereby approved, and the City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement.