



City of Greensboro

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

Meeting Minutes - Draft City Council Special Meeting

Thursday, January 16, 2020

4:00 PM

Council Chamber

I. Call To Order

This City Council Special meeting of the City of Greensboro was called to order at 4:00 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present 9 - Councilmember Marikay Abuzuaiter, Mayor Nancy Vaughan, Councilmember Nancy Hoffmann, Councilmember Sharon Hightower, Mayor Pro-Tem Yvonne Johnson, Councilmember Justin Outling, Councilmember Michelle Kennedy, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Also present were City Manager David Parrish, City Attorney Chuck Watts, and City Clerk Angela Lord.

Mayor Vaughan confirmed that Councilmember Kennedy was participating by phone.

City Manager David Parrish recognized Tebony Rosa of the Legislative Department who served as Courier for the meeting.

II. Public Hearing Agenda

1. [ID 20-0086](#) Resolution Authorizing an Economic Development Incentive to Syngenta Crop Protection, LLC in an Amount Not to Exceed \$1,730,149

Economic Development and Business Manager Kathi Dubel made a PowerPoint Presentation (PPP); outlined the incentive request; reviewed the clawback and criteria details; spoke to average wages; to the Syngenta investment; referenced the expected return in investment; stated staff recommended the performance based incentive to be paid over ten (10) consecutive years; and requested authorization for staff to execute a performance based contract.

Mayor Vaughan inquired about a State partnership.

Greensboro Chamber of Commerce (Chamber) President, Brent Christiansen explained the partnership was under consideration by the State; provided the history of the project; and stated there were representatives present to answer questions.

Grady Scott a Greensboro resident recognized Syngenta as a respected corporation; referenced a connection of the company with the People Republic of China; voiced concerns with taxpayer dollars funding the incentive; spoke to extortion; and to the need for the jobs in the county.

Councilmember Hightower asked about plans for construction; spoke to Minority and Women's Business Enterprise (M/WBE) participation; and to a diverse workforce.

Mr. Christiansen spoke to the component for new construction or renovations; to diversity percentages; stated the corporation was a contributor to the science, technology, engineering and mathematics (STEM) program at North Carolina Agricultural and Technology State University; and to a community partner for a growing work force.

Councilmember Kennedy inquired about the areas under consideration; spoke to promotion of Economic Development, and to growth zone opportunities.

Mr. Christiansen confirmed the corporation had been presented various areas; and that a location had not yet been selected.

Councilmember Outling spoke to the benefit of job retention; to capital investment; to an analysis for Syngenta to remain in Greensboro; to potential growth; referenced the but-for incentive; the process for return in investment; spoke to average income; acknowledged the concerns of Mr. Scott; spoke to Federal legislation; and voiced support for the project.

Mr. Christiansen explained assessments; investments; spoke to a state of the art facility; to job retention; to the but-for incentive; to an analysis by a London based firm; and to systematic options.

Councilmember Abuzuaiter spoke to the history of consideration for previous incentives; to the vetting of proposals by staff; to corporate sponsorships; to the potential of expansion; voiced appreciation to the Chamber and Syngenta; and support for the project.

Mayor Vaughan explained the 10 year incentive; spoke to locations in opportunity zones; to retainment of 650 families in the community; to partnering with the state and Guilford County; to guidelines in place for the incentive and voiced support for the item.

Councilmember Thurm requested an explanation of the clawback incentive; voiced appreciation that the City of Greensboro was under consideration for Syngenta's relocation; and support for the incentive.

City Manager Parrish referenced state statutes reflected in the resolution; stated staff would monitor the incentive over the 10 year period to ensure criteria would be met; and spoke to provisions required by state law.

Councilmember Hoffmann voiced Syngenta had been a part of the corporate Greensboro community; appreciation for the opportunity to offer a incentive package; stated the 650 employees were neighbors and friends that were involved in the community; spoke to a \$70 million annual payroll and city revenues; and quoted Dr. Andrew Brod from the Triad Business Journal.

Mayor Pro-Tem Johnson commended Syngenta for contributions to non-profit organizations; to the STEM program; and invited the corporation to consider a northeast Greensboro location.

Councilmember Kennedy voiced agreement with comments by other council members; spoke to the value of Syngenta; to the need for Economic Development in opportunity zones; and stated she would not support the incentive.

Councilmember Wells echoed comments by other council members; and echoed the invitation to consider northeast Greensboro.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer C, Exhibit No. 2, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 8 - Councilmember Marikay Abuzuaiter, Mayor Nancy Vaughan, Councilmember Nancy Hoffmann, Councilmember Sharon Hightower, Mayor Pro-Tem Yvonne Johnson, Councilmember Justin Outling, Councilmember Tammi Thurm and Councilmember Goldie Wells

Nays, 1 - Councilmember Michelle Kennedy

005-20 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE TO SYNGENTA CROP PROTECTION, LLC IN AN AMOUNT NOT TO EXCEED \$1,730,149

WHEREAS, on May 17, 2005, the City Council adopted Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS Section 158-7.1;

WHEREAS, Syngenta Crop Protection, LLC (the Company) is considering Greensboro in addition to other cities located in the United States for the establishment of a new corporate, research and manufacturing facility;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant in an amount not to exceed \$1,730,149, based upon a projection of anticipated new personal and real property taxes, for the retention of 650 jobs and investment of at least \$68,000,000 in real property and personal property on or before December 31, 2023;

WHEREAS, if approved by City Council, the Company would be reimbursed seventy percent (70%) of the incremental increase in property taxes assessed to the property where the facility is located and collected by the City for a period of ten (10) years beginning in Fiscal Year 2021-2022, provided the facility is located in the City of Greensboro within a designated Impact Zone;

WHEREAS, but for the City's grant, the Company will not remain and expand its facilities in Greensboro;

WHEREAS, the retention of 650 jobs and investment in real and personal property is expected to generate public benefit by increasing taxable property in the City;

WHEREAS, a public hearing was held on January 16, 2020, 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; and

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

(1) That in accordance with the City's New Economic Development Incentive Guidelines, and pursuant to N.C.G.S. 158-7.1, a grant reimbursement and participatory agreement between the City of Greensboro and Syngenta Crop Protection, LLC as grantee in an amount not to exceed \$1,730,149 for the retention of 650 jobs with an average annual wage of \$107,000 and investment of at least \$68,000,000 in real and personal property at a facility located in the City of Greensboro within a designated Impact Zone on or before December 31, 2023.

(2) The City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement.

(3) The grant shall be paid beginning in Fiscal Year 2021-2022 in ten consecutive installments after investment has been made and jobs are retained and confirmed with the City according to the benchmarks.

(4) The economic development incentive grant may be adjusted by the City Manager on an annual basis subject to the appropriate budget ordinance amendment if the City's portion of the property taxes assessed to and collected from the property exceed the projected amounts.

(5) The project shall comply with the City's Minority/Women Business Enterprise Program Plan as it applies to Economic Development Project M/WBE Subcontracting Goals.

(6) In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the event the jobs are not retained throughout the ten (10) year payment installment period.

(Signed) Marikay Abuzuaiter

III. Adjournment

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

THE CITY COUNCIL ADJOURNED AT 4:38 P.M.

ANGELA R. LORD
CITY CLERK

NANCY VAUGHAN
MAYOR