

**CITY OF GRAHAM
SPECIAL SESSION
THURSDAY, FEBRUARY 19, 2015
4:00 P.M.**

The City Council of the City of Graham met in special joint session with the Alamance County Board of Commissioners and the Mebane City Council at 4:00 p.m. on Thursday, February 19, 2015, in the Mebane Arts & Community Center located at 622 Corregidor Street, Mebane, NC 27302.

Graham Council Members & Staff Present: Mebane Council Members & Staff Present:

Mayor Jerry Peterman
Mayor Pro Tem Jimmy Linens
Council Member Jim Albright
Council Member Chip Turner
Council Member Lee Kimrey
Frankie Maness, City Manager
Darcy Sperry, City Clerk

Mayor Glendel Stephenson
Mayor Pro Tem Ed Hooks
Council Member Patty Phillips
Council Member Tim Bradley
Council Member Everette Greene
Council Member Jill Auditori
David Cheek, City Manager
Chris Rollins, Assistant City Manager
Stephanie Shaw, City Clerk

Alamance County Board of Commissioners & Staff Present:

Chairman Dan Ingle
Vice Chair Eddie Boswell
Commissioner Bob Byrd
Commissioner Linda Massey
Craig Honeycutt, County Manager
Tory Frink, Clerk to the Board

Alamance County Board of Commissioners Absent:

Commissioner David Smith

Also Present:

Mac Williams, President, Alamance County Area Chamber of Commerce

Alamance County Chairman Dan Ingle called the Alamance County Board of Commissioners meeting to order at 4:00 p.m. City of Graham Mayor Jerry Peterman and City of Mebane Mayor Glendel Stephenson then called their respective Council's to order. Mayor Stephenson gave the invocation.

Chairman Ingle introduced Alamance County Manager Craig Honeycutt. Mr. Honeycutt, Graham City Manager Frankie Maness and Mebane City Manager David Cheek informed the Boards that the property currently referred to as the Hawfields Economic Development Zone has been a twenty-five (25) month project thus far. They spoke of the important role Alamance County, the City of

Graham, the City of Mebane, Alamance County Area Chamber of Commerce and the landowners have in promoting this area for economic development.

Mr. Honeycutt, Mr. Maness and Mr. Cheek talked about the Development Team formed and the proposed new name for the economic development zone – North Carolina Commerce Park (NCCP). Alamance County Area Chamber of Commerce President Mac Williams explained the NC Site Certification process and the role his agency would play should the Board’s choose to recommend his agency handle this facet of the process. He explained that since 2001, North Carolina has offered an official Certified Sites program to provide a statewide inventory of industrial sites that have undergone a rigorous prequalification process to ensure they are “shovel ready” for immediate development.

Mr. Cheek then gave an overall summary of the project while Mr. Honeycutt asked the Governing Boards to consider the following recommendations of the organizational committee:

- a. Approve the name of the zone as the “North Carolina Commerce Park”
- b. Appoint the Chamber of Commerce as the “NCCP Representative” to work with property owners to:
 - 1) Negotiate an agreed upon option to sell their land;
 - 2) In exchange for providing services for site certification, marketing and master planning of the NCCP
- c. Appropriate \$100,000 each (\$300,000 total) to Alamance County Chamber of Commerce to be placed in a NCCP Fund to pay for expenses associated with site certification, marketing and master planning within the NCCP
- d. Approve the creation by Graham and Mebane of an overlay zoning district that will maintain development standards within the park
- e. Appoint the Organizational Committee as the NCCP Oversight Committee for the administration of future activities and operations
- f. Require the Oversight Committee to provide a semiannual report and accounting of the revenues, expenditures and activities of the NCCP in April and October of each year

Chairman Ingle thanked Mayor Stephenson, Mr. Cheek, the Mebane City Council and the entire Mebane Staff for hosting this event. He stated that he, Mayor Peterman and Mayor Stephenson had spoken briefly before the meeting and all three (3) gentlemen agree with what is being proposed and by consensus, will take it to their next Board meeting(s) for approval.

Chairman Ingle then opened the meeting to the general public.

Mr. Sam Kaiser Jr. inquired about what type of businesses might be located within the park. Mr. Maness explained that at this time, they don’t know what type of businesses may want to locate here. He further explained that once the master plan is developed, they might have a better idea of what industries or business might work best and where.

Mr. Lee Vernon asked if a landowner can sell the entire portion of their property and not just a section. Mr. Williams replied yes, the landowner is in charge of the sale.

Board and Council members discussed between themselves the idea of Commercial vs. Manufacturing jobs within the development as well as spending vs investing in this project. They discussed costs associated with recertifying and marketing the development and asked about the time frame to get this underway. Mr. Cheek stated that if funds are appropriated, they estimate six (6) to twelve (12) months to pull it all together.

Chairman Ingle asked the Alamance County Board of Commissioners for consensus on the following:

- a. Approve the name of the zone as the “North Carolina Commerce Park”
- b. Appoint the Chamber of Commerce as the “NCCP Representative” to work with property owners to:
 - 1) Negotiate an agreed upon option to sell their land;
 - 2) In exchange for providing services for site certification, marketing and master planning of the NCCP
- c. Appropriate \$100,000 each (\$300,000 total) to Alamance County Chamber of Commerce to be placed in a NCCP Fund to pay for expenses associated with site certification, marketing and master planning within the NCCP
- d. Approve the creation by Graham and Mebane of an overlay zoning district that will maintain development standards within the park
- e. Appoint the Organizational Committee as the NCCP Oversight Committee for the administration of future activities and operations
- f. Require the Oversight Committee to provide a semiannual report and accounting of the revenues, expenditures and activities of the NCCP in April and October of each year

Alamance County Board of Commissioner unanimously voted to approve the recommendation and will add it to their March 2, 2015 meeting agenda.

Mayor Peterman asked the Graham City Council to agree to have items “a” thru “f” put on their March 2015 Consent Agenda. All approved the recommendation.

Mayor Stephenson asked the Mebane City Council to agree to have the same recommendations to be put on their March 2015 meeting agenda. All approved the recommendation.

There being no further business, the meeting was officially adjourned at 5:21 p.m.

At 5:21 p.m. Council Member Kimrey made a motion to adjourn, seconded by Council Member Albright. All voted in favor of the motion.

Darcy Sperry, City Clerk