

FRANKLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION

Thursday, March 13, 2008 at 8:00 a.m.

VGCC Franklin County Campus – Multi-Purpose Room

AGENDA

- I. Welcome – Shane Mitchell
- II. Review/Approval of Minutes from January 10, 2008 Meeting – Shane Mitchell
- III. Legislative Update – Senator Doug Berger/Representative Lucy Allen
- IV. Economic Development Activity Update – Ronnie Goswick
- V. Existing Industries Update – Richie Duncan
- VI. Company Visits Update – Mark McArn, Stephen Barrington
- VII. Business Form Recommendations and Discussion – Mark McArn, Richie Duncan, Lyn Buffaloe
- VIII. Shell Building Update – Mike Leonard
- IX. Other Business – Shane Mitchell
*set next meeting date
- X. Adjourn – Shane Mitchell

FRANKLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION

March 13, 2008

Minutes

The Franklin County Economic Development Commission was called to order at 8:00 a.m. by Chairman Shane Mitchell on March 13, 2008 in the multi-purpose room at VGCC in Louisburg.

In attendance were Chairman Shane Mitchell, Commissioners: Bryce Mendenhall (Public Utilities Director), Joyce Cooke, Angela Harris (Interim County Manager), Lyn Buffaloe (County Commissioner), Mark McArn, Don Lancaster (County Commissioner), Elic Senter (Mayor of Franklinton), Bobbie Jo May, John Barnes (Franklin County Chamber, Chairman), Lucy Allen (NC Representative), Pat Young (Planning & Inspections Director), and Brenda Robbins (Administrator, Town of Youngsville). Also, in attendance were Ronnie Goswick-Economic Development Director, Richie Duncan-Existing Industry Coordinator, and Chuck Stires (Candidate-NC Senate). Absent from the meeting were Commissioners: Mike Leonard, Leelan Woodlief, Mayor Karl Pernell (Mayor of Louisburg), Doug Berger (NC Senator), Marsha Strawbridge (Mayor of Bunn) and Margaret Nelms (Mayor of Centerville).

Next, Chairman Mitchell asked the Board to review the minutes from the January 10, 2008 meeting. Commissioner Buffaloe made the motion to approve the minutes, with Commissioner Mark McArn seconding. The motion passed unanimously.

The third item on the agenda was deferred until Representative Lucy Allen was present at the meeting.

The fourth item on the agenda was an update on economic development activity given by Ronnie Goswick. Mr. Goswick said there have been many inquiries for both Flextronics buildings, which will be available at the end of the month for someone to move into. One project is in two phases, with the first phase creating 231 jobs and the second phase creating 858 jobs. The second project is looking at a portion of the Flextronics #1 building, and would create 40 jobs. The third project would create 500 jobs. Also, we have had several inquiries about the Arch Aluminum & Glass building, which is located at 400 Park Ave. in Youngsville, and will be available for occupancy sometime in late summer.

With the arrival of Representative Lucy Allen, Chairman Mitchell referred to agenda item three and asked Representative Allen to give the Legislative update. Representative Allen stated she enjoyed her recent visits to K-Flex USA and Advanced Metal Processing. During

the tour of K-Flex she found out that they are selling product in Mexico, and noted that she recently toured the Volkswagen plant in Mexico. Representative Allen said that the General Assembly will start their next session on May 13th, and if there are any legislation issues that anyone feels are important please let her know.

The fifth item on the agenda was an update on existing industries by Richie Duncan. Ms. Duncan said she would like to defer from speaking about existing industries and discuss what is going on with grants. The N.C. Rural Center has awarded a \$250,000 grant for the east Youngsville sewer expansion, which will open up that area for growth and allow Hill Ridge Farms to construct a restaurant and be open all year round instead of on a seasonal basis. John Hill did have to commit to 25 full-time jobs and sign a performance agreement, which states that if he does not create those jobs, then he will have to pay back \$10,000 per job not created.

Also, Mr. Hill's personal investment will be approximately 1.4 million. Ms. Duncan said that we have applied for a Revolving Loan Fund, with the USDA in Henderson, in the amount of \$75,000 for the east Youngsville sewer expansion also. The Rural Center awarded a grant in the amount \$297,000 to Novozymes for its expansion. Novozymes is willing to contribute \$500,000 of the total 3% incentive, which was \$638,548, to Franklin County to be used as additional funding for the expansion of Novozymes. Ms. Duncan said we have applied for a Community Development Block Grant (CDBG) in the amount of \$80,000, which would be used to install a loop system on Northbrook Drive to increase water pressure and insure a constant supply to those companies located on Northbrook Drive. Ms. Duncan said that N.C. Magazine, which has a distribution of approximately 65,000 across North Carolina, has created a supplement dedicated to Franklin County, which will be in their April issue. The supplement will feature available buildings such as Arch Aluminum and both of the Flextronics buildings, as well as information on the towns and industries in the county. Ms. Duncan said if anyone would like a copy of the magazine please call the EDC office. On March 17-18, Ms. Duncan said she would be attending the "International Council of Shopping Centers 2008 Carolinas Idea Exchange" in Charlotte. Previously, Ms. Duncan attended an ICSC event in Atlanta, GA, which featured retailers who were looking to locate in the southeast, but not particularly in NC. However, the event in Charlotte will feature retailers who are looking to locate not only in the southeast, but in NC as well. Representative Allen also noted that two other grants were awarded by the Rural Center also. One for \$50,000 to Penny McGhee-Young and Phillip Young to renovate two buildings in downtown Franklinton for a restaurant, and the second to Ron Cox to renovate the former Scoggins building across from the county courthouse square in the amount of \$25,000.

The sixth item on the agenda was the company visits update given by Commissioner Mark McArn. Since the last meeting, Commissioner McArn and Stephen Barrington visited with two companies – one small and one large. Commissioner McArn said that Arch Aluminum & Glass had high praises for the economic development office, and that they are very happy in Franklin County. Currently, Arch is located in a 56,200 sq. ft. building on Park Ave. in Youngsville, but they are constructing a 100,000 sf. ft. building on Northbrook Dr. and will relocate there sometime in April. They have been in business since 1977, and in Youngsville

since 1997. The second business visited was J.W. Elliott Enterprises located on E. F. Cottrell Rd. in Louisburg. This is a small business with two (2) employees and 300 sq. ft. of space, who just joined the Greater Franklin County Chamber of Commerce. They sell and haul mulch, stone, topsoil, sand and gravel. Also, they clean up debris, mow and bush hog. They have been in business for a year, and serve mostly individuals. Commissioner McArn welcomed any ideas from the Board or if they would like to see any other questions on the company profiles. Commissioner Bobbie Jo May said that she would like the question “Do you have any educational needs?” to be added to the form. Commissioner Mendenhall made the suggestion that the EDC office could possibly place a profile of a company or business in the Franklin Times to get the word out about what is going on in the county.

The seventh item on the agenda was discussion of business form recommendations by Richie Duncan. Ms. Duncan said that at our last meeting interest was expressed in putting a form together to ascertain information from businesses locating or expanding in the county. Ms. Duncan, Commissioner Buffaloe and Commissioner McArn worked together and came up with the form, and Ms. Duncan met with Brenda Robbins from the Town of Youngsville, to review the draft of this form and to discuss what recommendations and thoughts she had regarding the form. Ms. Duncan passed out the form to the Board for their review and comments. Some of the items to be changed or added to the form are:

- Do you have training needs?
- Square footage
- Change “Inquiring about” to “Physical address”
- Delete “total projected investment”

Commissioner Elic Senter made the motion that we proceed with presenting this form to the municipalities, so that they will begin to obtain the needed information and then fax the form to the EDC office for tracking purposes. Commissioner Buffaloe seconded the motion. The motion passed unanimously.

Next, in the absence of Commissioner Mike Leonard, Commissioner Lancaster gave an update on the shell building. Commissioner Lancaster said that the building should be ready by the end of the month, and we have had much interest in the building. Richie Duncan said that a press release went out on March 11th saying that Triangle North Franklin had received funding from the NCDOT in the amount of \$500,000 for construction of an access road and turn lanes from US 401 into the Triangle North Franklin park. Chairman Mitchell said that about a month ago he and Commissioner McGhee-Young visited federal government representatives in Raleigh to discuss seeking funds for Triangle North Franklin. Also, several of the County Commissioners and the Interim County Manager, went to Washington, DC recently and met with representatives from Senator Dole’s, Senator Burr’s and Congressman Etheridge’s office to discuss seeking funds for Triangle North Franklin. Chairman Mitchell said that we not only verbally discussed seeking funds with these representatives, but we have filed the necessary

paperwork to request these funds as well.

In other business:

- Commissioner Pat Young made the Board aware of a proposal his office has received from Sunrock to place a quarry operation approximately two (2) miles north of Louisburg on NC 39. Commissioner Young said that because these types of operations tend to be controversial in nature, he asked that the Board remain neutral about this if approached by any one for comment.
- Chairman Mitchell said that he and others recently visited K-Flex USA, Advanced Metal Processing and Novozymes. At K-Flex, we met the new president, Giuseppe Guarino. The K-Flex facility in Youngsville is the North American headquarters, and there is the possibility they may expand in the future.
- Ronnie Goswick said that the “State of the Research Triangle Region 2008” is being held on May 22, 2008 at the Sheraton Imperial Hotel/Convention Center.
- Chairman Mitchell said that we are going to have our first annual event for the Kerr-Tar COG/Triangle North Franklin, which will be held at Embarq. We are in the process of working on a date for the event.
- Ronnie Goswick said the Greater Franklin County Chamber of Commerce will host three (3) events on March 28th at Louisburg College’s multi-purpose room, which is adjacent to their cafeteria, from 9:00 a.m. to 1:00 p.m.
- Chairman Mitchell said that the US 64 area is a viable corridor, and he’d like to see the EDC work with Wake County to try and secure water for that area. Commissioner Buffaloe made the motion that we pursue economic development in the Franklin County portion of US 64, and that any findings be reported to the County Commissioners for their review. Commissioner Young seconded the motion. The motion passed unanimously.
- Chairman Mitchell said that we have been having meetings every other month, but it has been discussed that we should have meetings every month instead. After some discussion, the consensus was to have a meeting on the second Thursday of every month, unless the agenda warrants that the meeting be cancelled. The next meeting is scheduled for April 10, 2008 at 8:00 a.m. at the Youngsville Community House.

With there being no further business, the meeting was adjourned.