

**Town of Wallburg, NC
Public Hearing / Project Plus
Tuesday, September 28, 2010
Wallburg Fire Department**

**MINUTES
APPROVED 10-12-10**

Meeting Called to order by Mayor Allen Todd.

Present: Mayor Todd, Council Members Steve Yokeley, Zane Hedgecock, Gary Craver, Lynn Reece and Mark Swaim, Attorney Jay Wagner.

Invocation by Councilman Lynn Reece
Pledge to the flag by Councilman Zane Hedgecock

Motion for Approval of Agenda

Motion: To approve agenda as presented

By: Zane Hedgecock

Second: Steve Yokeley

Vote: Motion passed unanimously

Business to be discussed or acted upon

Introduction of Davidson County EDC Director, Steve Googe by Mayor Todd

Mr. Googe presented Project Plus, now known as Timco Aerosystems incentive contract. See attached written proposal as presented to council. Mr. Googe also inserted into the proposal, that Timco will be responsible for property tax on land, building and equipment.

Questions from Council

Steve Yokeley ask Mr. Googe to confirm that the Town or County will not lose any of the current property tax revenue in this agreement. Mr. Googe stated that Timco will be responsible for the property tax on the land, building and equipment. The Town and County will not forgo any of the current revenue. Timco will also invest \$5,000,000 in additional equipment.

Zane Hedgecock asks Mr. Googe to explain the state grants in relation to number of jobs required of Timco. Mr. Googe stated that the state grant money can only be counted toward new job creation, which equals 275 jobs over seven years. The county and town grant requires an additional 225 jobs over seven years, for a total of 500 jobs in the first seven years.

Steve Yokeley asks how many jobs will transfer here from out of state or other Timco facilities. Mr. Googe stated that this has not been determined or specified, but he anticipates there to be

managers and engineers from current facilities to transfer and help in the start up of the Wallburg facility.

Mark Swaim asks for confirmation on the first grant payment. Mr. Googe stated that the first grant payment of \$25,000 would be on the first January after a full year of operation if all the requirements are met.

Zane Hedgecock asks where Timco headquarters is located. Mr. Googe stated that headquarters is located in Greensboro, NC with 1200 employees in the state of NC.

Steve Yokeley asks if Timco has similar seat operation plants in the US. Mr. Googe stated that there is a seat operation in California which is at full capacity. Final plans are not in place, but long range plan is to make the Wallburg facility the destination for all Timco seat manufacturing.

Gary Craver asks how long it will be before Timco starts the hiring process so the citizens of Davidson County and the Town of Wallburg have an opportunity to earn a paycheck. Mr. Googe quoted Timco CEO, Mr. Carter, "Timco is currently hiring". Applicants can apply at the Greensboro facility. Davidson County Community College will be involved in training of new hires.

Steve Yokeley asks Mr. Googe to clarify that applicants can also apply online through the Timco website. Mr. Googe stated that is correct.

Lynn Reece asks Mr. Googe to clarify that the town will be receiving revenue from Timco and the town will then pay out through the grant. Money comes in and then goes out. Mr. Googe stated that is correct if all requirements are met.

Jay Wagner asks Mr. Googe a legal question concerning the title of the property. Who will be named on the title as owners? Mr. Googe stated that the county attorney will be in contact with him concerning details, but that Davidson County and the Town of Wallburg will be named as the owners on the title. Mr. Wagner asks if percent of ownership by the two will be relevant to amount of money allocated in the contract. Mr. Googe stated that is correct.

Zane Hedgecock asks the amount of acreage in this proposal. Mr. Googe stated it is listed at 64 acres.

No further questions from council

Open Public Hearing

Motion: To Open Public Hearing on Project Plus Incentive

By: Lynn Reece

Second: Gary Craver

Vote: Motion passed unanimously

Public Hearing open at 7:15pm

Wallburg Citizen in opposition to Project Plus Incentive Contract to be heard, (3) minutes maximum per speaker

No one spoke in opposition to Project Plus Incentive Package

Wallburg Citizen in support of Project Plus Incentive Contract to be heard, (3) minutes maximum per speaker

Mr. Walt Mahoney of 251 Eden Park Drive, ask how B/E Aerospace in Winston-Salem will affect this facility. Mayor Todd recognized Mr. Googe. Mr. Googe stated that B/E Aerospace is a union shop with 850 employees that manufacturer seats. Timco has contracts in place to support the Wallburg facility. If employment numbers are not met, incentives will not be paid.

Norbert Cooper, owner of Town Center Diner, spoke in favor of Project Plus. He stated that his business took a six figure per year income reduction when Tyco closed. He welcomed Project Plus.

Salvatore Looz, owner of Mama Mia's spoke in favor of Project Plus. He stated that he hoped it did not turn out to be another Dell project, but he welcomes Timco and the potential business it will bring to his restaurant.

Leigh Gill of Oaklawn Drive, ask if the county and the town had provisions in place to insure Timco, a privately held company, met the incentive requirements. Mr. Googe stated that the incentive agreement is performance based. Records and benchmarks are measured each year to insure required guidelines are met. Very simple, if audit shows requirements not met, incentive will not be paid.

Judy Martin of 265 Tree Line Dr, spoke in favor of Project Plus and ask if officials could require that jobs be offered to Davidson County residents first. Mr. Googe stated, no that provision is not in the contract. We have many of our Davidson County residents working in neighboring counties currently. We hope that our Davidson County citizens take advantage of the opportunity to apply and seek training through Davidson County Community College.

Mr. Edwin Persiani of 236 Tree Line Dr, spoke in favor of Project Plus and ask what the jobs will pay. Mr. Googe stated that the jobs would pay \$14.25/hr or \$34,780/yr. This is well above the current county average.

Mr. Tony Hyde of NewBridge Bank spoke in full support of Project Plus. Mr. Hyde stated that this was a great day for the county and the Town of Wallburg.

Close of Public Hearing

Motion: To close Project Plus Public Hearing

By: Gary Craver

Second: Steve Yokeley

Vote: Motion passed unanimously

Council Action on Project Plus Economic Incentive Contract

Motion: To Accept Project Plus (Timco Aerosystems) incentive contract as presented in attachment by Davidson County EDC Director, Mr. Steve Googe.

By: Steve Yokeley

Second: Gary Craver

Vote: Motion passed unanimously

Comments by Mayor Todd

Mayor Todd said thank you to Mr. Steve Googe and Davidson County EDC for the work done on this project. He also said thank you to the Davidson County Commissioners. Mayor Todd welcomed Timco to the Wallburg community.

Adjourn

Motion: To adjourn meeting

By: Zane Hedgecock

Second: Lynn Reece

Vote: Motion passed unanimously