

Joint Meeting  
*Mebane City Council*  
*Alamance County Board of Commissioners*  
*Graham City Council*  
Thursday, February 19, 2015-4:00p.m.

The Mebane City Council, Alamance County Board of Commissioners and the Graham City Council met for a joint meeting at 4:00p.m. on Thursday, February 19, 2015 at the Mebane Arts and Community Center located at 633 Corregidor Street, Mebane, NC 27302.

**MEBANE COUNCIL MEMBERS PRESENT:** Mayor Glendel Stephenson, Mayor Pro-Tem Ed Hooks and Councilmembers Jill Auditori, Patty Philipps, Tim Bradley and Everette Greene  
**MEBANE STAFF PRESENT:** City Manager David Cheek, Assistant City Manager Chris Rollins, City Engineer Darrell Russell, City Attorney Lawson Brown and City Clerk Stephanie Shaw

**ALAMANCE COUNTY COMMISSIONERS PRESENT:** Chairman Dan Ingle, Vice Chair Eddie Boswell, Commissioners Linda Massey and Bob Byrd

**ALAMANCE COUNTY COMMISSIONER ABSENT:** Commissioner David Smith

**ALAMANCE COUNTY STAFF PRESENT:** County Manager Craig Honeycutt, Assistant County Manager Bryan Hagood, County Attorney Clyde Albright, County Attorney Bryan Hagood and Clerk to the Board Tory Frink

**GRAHAM COUNCIL MEMBERS PRESENT:** Mayor Jerry Peterman, Mayor Pro-Tem Jimmy Linens, Councilmembers Jim Albright, Chip Turner and Lee Kimrey

**GRAHAM STAFF PRESENT:** City Manager Frankie Maness and City Clerk Darcy Sperry

Alamance County Chairman Dan Ingle, City of Graham Mayor Jerry Peterman and City of Mebane Mayor Glendel Stephenson called the meeting to order for each of their boards at 4:00pm. Mayor Stephenson gave the invocation.

Mr. Honeycutt gave a review and some background information in regards to the 1,200 acre area west of Trollingwood-Hawfields Road referred to as the Hawfields Economic Development Zone (HEDZ), including a recommendation to rename the HEDZ. He stated the organizational committee recommends that the new name be the North Carolina Commerce Park. He continued by giving a breakdown of the Development Team which includes the Landowners, the NCCP Organizational Committee and the Alamance County Chamber of Commerce. The appointed members of the committee are as follows:

<u>Alamance County</u>	<u>City of Graham</u>	<u>City of Mebane</u>	<u>Chamber of Commerce</u>
Craig Honeycutt	Frankie Maness	David Cheek	Mac Williams
Clyde Albright	Melissa Gilbeau	Chris Rollins	
		Lawson Brown	

Mr. Honeycutt, Mr. Maness and Mr. Cheek shared a detailed timeline of the twenty-five (25) month process that's taken place so far with another twenty (20) months still left in the process. Mr. Cheek gave an overall summary of the project and spoke of the mission statement and development plan which relies heavily on a partnership of the landowners and the local

governments. The development plan would promote economic activity and create jobs. Mr. Cheek stated the importance of having the sites certified. He explained that certification would reduce buyer's risk and make the landowner's property more marketable. Alamance County Chamber of Commerce President Mac Williams explained the NC Site Certification process. Mr. Cheek added a few brief comments on the goals and objectives for the park.

Mr. Honeycutt requested the Governing Boards to consider the Organizational Committee's recommendations as follows:

- 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, Mebane Council, Mr. Cheek and the Mebane staff for hosting the joint meeting. He stated that he, Mayor Peterman and Mayor Stephenson met just prior to the meeting and all three (3) were in agreement with the proposed recommendations and by consensus, will take it to their next board meetings for approval.

Chairman Ingle opened the meeting to the public for questions.

Sam Kaiser, Jr., questioned what type of businesses are intended to be located in the park. Mr. Maness replied one of the reasons for the meeting is to receive approval for funding to move forward with a master plan. He explained after the master plan is completed they will be able to determine what type of industries will work best on certain tracts of land.

Mayor Stephenson clarified that during the ongoing process there would be more public meetings which would continue to keep the landowners informed. Mr. Maness reiterated the same.

There was considerable discussion about whether the entire 1,200 acres will sell or if only portions will sell. Mr. Williams stated they cannot predict what industries will come along or what their needs will be, only that they be as prepared as possible and site certifications would play a large role in that preparation. He added that flexibility of the landowners is necessary to stay competitive.

Lee Vernon questioned if landowners would be able to sell the entire portion of their property, not just a section. Mr. Williams answered that the landowners drive the sale of their own property.

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

Chairman Ingle asked the Alamance County Board of for a consensus to add the following items to their March regular meeting agenda for consideration:

- 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:
  - a. Negotiate an agreed upon option to sell their land;
  - b. 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.

The Alamance County Board of Commissioners unanimously approved to add the requested items to their March regular meeting agenda.

Mayor Peterman asked the Graham City Council for a consensus to add items “a” through “f” to their March regular meeting agenda. The Council unanimously agreed.

Mayor Stephenson asked the Mebane City Council for a consensus to add items “a” through “f” to their March regular meeting agenda. The Council unanimously agreed.

There being no further business, the meeting adjourned at 5:25pm

ATTEST:

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Stephanie W. Shaw, City Clerk

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Glendel Stephenson, Mayor