



RESOLUTION TITLE: TO AUTHORIZE A STANDARD LEVEL THREE ECONOMIC DEVELOPMENT GRANT AND TO CONVEY PROPERTY IN THE APPLE CREEK BUSINESS PARK FOR "PROJECT RAVEN"

WHEREAS, North Carolina General Statute 158-7.1 authorizes a county to undertake an economic development project by conveying property to a company in order to cause the company to locate or expand its operations within the county; and,

WHEREAS, Gaston County is the owner and developer of the Apple Creek Business Park, Parcel 15 of which is a 49.24 acre tract; and,

WHEREAS, Gaston County and Project Raven have engaged in private negotiations for the conveyance of Parcel 15, to the end that Project Raven may construct a manufacturing facility on the tract, and have reached tentative agreement on the terms for conveyance and for the approval of a Level Three grant; and,

WHEREAS, the Gaston County Board of Commissioners has held a public hearing to consider whether to approve conveyance of the tract to Project Raven.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners:

1. The Chairman of the Board of Commissioners is authorized to execute the necessary documents to convey to Project Raven the real property more particularly described below:

See Attached Map

2. The conveyance of the property to Project Raven will stimulate the local economy, promote business, and result in the creation of a substantial number of jobs in Gaston County that pay at or above the median average hourly wage in the county.
3. The fair market value of the property, subject to the covenants and conditions associated with the Gastonia Technology Park, is \$3,200,600.00. This determination of fair market value is based upon the sales prices of comparable tracts of land, as reported to the Board of Commissioners.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKeigher	TPhilbeck	RWorley	Vote
2019-194	07/23/2019	CB	RW	A	AB	AB	A	A	A	A	U

DISTRIBUTION:

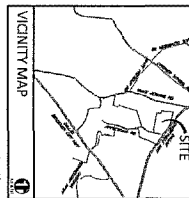
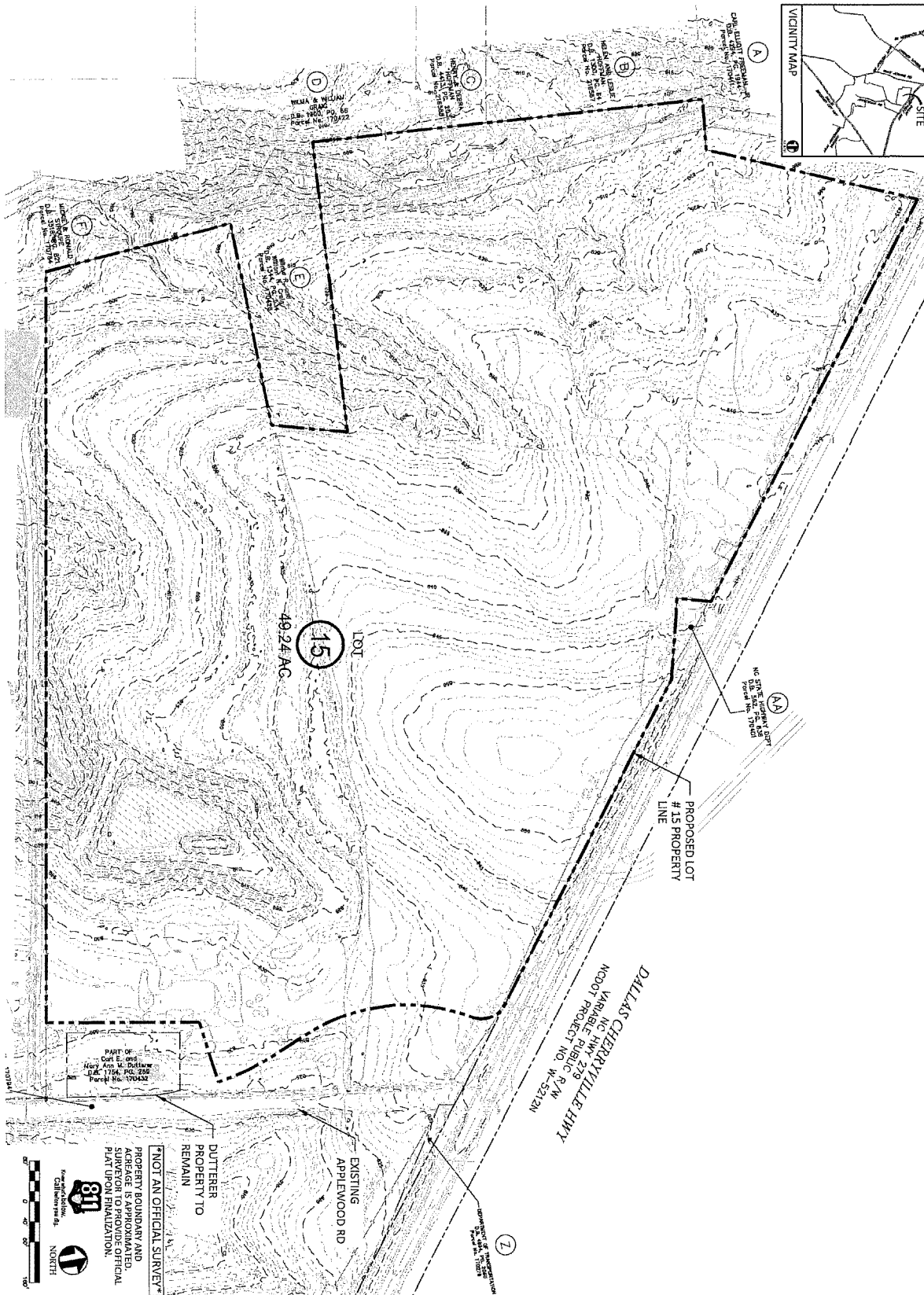
Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

To Authorize a Standard Level Three Economic Development Grant and to Convey Property in the Apple Creek Business Park for "Project Raven"

Page 2

4. As consideration for the conveyance of the property, Project Raven has agreed to construct on the property an advanced manufacturing facility at a cost of at least \$30,000,000.00.
5. As consideration for the conveyance of the property, Project Raven will pay \$2,300,000.00 at closing. This facility will generate property tax revenues over the next ten years in an amount at least to sufficient return to the county the total fair market value of the property.
6. The Board approves a Level Three grant for the project.



GASTON COUNTY BUDGET CHANGE REQUEST

TO: Earl Mathers COUNTY MANAGER

FROM: 420 EDC

Dept. # Department Name

Donny Hicks 07/15/19

Department Director's Name Date

TYPE OF REQUEST:

☐ Line Item Transfer Within Department & Fund

☐ Line Item Transfer Between Funds *

☐ Project Transfer Within Department & Fund

☒ Additional Appropriation of Funds *

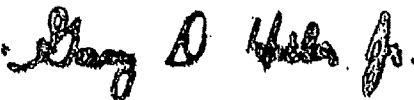
☐ Line Item Transfer Between Departments*

* Requires resolution by the Board of Commissioners

ACCOUNT DESCRIPTION (As it appears in the budget)	ACCOUNT NUMBER Fund - Function - Dept - Division - Object - Project xxx - xx - xxxx - xxxx - xxxxx - xxxxxx	AMOUNT Whole Dollars Only (See Note Below)
Land Purchase and Development Property Sales: Apple Creek	040-07-4920-4920-540004-18120 040-07-4920-4920-411022	\$2,300,000.00 (\$2,300,000.00)

JUSTIFICATION FOR REQUEST:

Funds for development of Apple Creek Business Park



Note: Decreases in expenditures & increases in revenue accounts require brackets. Increases in expenditures & decreases in revenue do not require brackets. Please note that transfers between funds require Interfund transfer accounts.

**NORTH CAROLINA
GASTON COUNTY**

**ECONOMIC DEVELOPMENT
AGREEMENT**

This ECONOMIC DEVELOPMENT AGREEMENT dated as of the ____ day of August 2019, is entered into by and between GASTON COUNTY, a political subdivision of the State of North Carolina (the "County"), and PROJECT RAVEN, a [limited liability] company formed under the laws of the State of _____ (the "Company").

WITNESSETH:

WHEREAS, the Company proposes to construct, equip and occupy a facility in the Apple Creek Business Park hereinafter defined Property, so that Project Raven can establish an advanced manufacturing facility (the "Facility") at a cost of approximately \$30 million dollars of investment in land, building and equipment by the COMPANY in consideration of certain incentives to be provided to the Company by the County and other inducements, all as more fully described herein; and

WHEREAS, pursuant to the Local development Act of 1925, North Carolina General Statutes §158-7.1, and the County's and City's policies on economic development incentive grants the County has determined, after having conducted a public hearing thereon, agreed to provide certain incentives to the Company as more particularly described herein to induce the Company to complete construction of the Facility and certain other improvements upon the Property, to locate certain equipment upon the Property, and to provide certain high quality jobs at the Facility; and

WHEREAS, the parties desire hereby to document their respective commitments, and, to the fullest extent permitted by North Carolina law, contractually bind them thereto; and

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County which revenue sources constitute a material part of the financial basis for the County entering into this Agreement; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the parties agree and contract as follows:

1. **The Facility.** The Company proposes to complete construction of the Facility and other improvements, and locate and maintain upon the Property equipment and other personal property, representing a combined investment of not less than **\$30 million (thirty million dollars)**. The Company currently expects to complete the Facility not later than three (3) years after the purchase of the Property. The County's lawfully-appointed tax assessor, finance officer or finance director and other duly authorized and designated County officials charged with carrying out this Agreement on behalf of the County and having a need to know shall have the right to examine Company's records at the location where such records are customarily kept from time to time on reasonable notice and at reasonable times as may be necessary to verify Company's investments in the Facility to include machinery & equipment. Subject to the provisions of Subsection 10(a) below, the Company's failure to make any specified investment or operate the Facility for a specified period shall not (i) constitute a default hereunder nor result in any obligation to repay or reimburse any annual grant payment made hereunder or (ii) constitute a covenant or condition broken whereupon the County and City shall be relieved of their obligations to convey the Property to the Company or make any grant payment identified in Section 3 or Section 4 below or provide any other inducement described herein.
2. **Grants.** Based upon the COMPANY establishing an advanced manufacturing facility and subject to performance by the Company of the terms and conditions of this Agreement, the County will pay to Company a standard LEVEL THREE grant from any lawfully available funds not otherwise restricted, for a period of nine (9) consecutive years starting with the County's **fiscal year ending June 30, 202_ or 202_**, annual economic development incentive grants (each a "Grant"). For purposes of convenience only in quantifying the benefit to the County, the amount of each annual Grant shall be measured by and equal to the applicable percentage set out below of the ad valorem taxes actually paid by the Company to the County, on the assessed tax value of the Facility according to the Company's "Business Personal Property" and "Real Property and Personal Property" listings as filed for the Facility and the Property for the corresponding period. As pursuant to County's published guidelines describing its Investment Grant Program (see **Exhibit 1** herein), Company will be expected to complete a grant application no later than **April 15, 202_**, being the year following the Company's selected calendar base-year initiating its incentive grant term with County. **County confirms that Company has at its sole discretion made the decision to file its grant application initiating its grant base-year term either by April 15, 202_ (for calendar year 202_) or by April 15, 202_ (for calendar year 202_).**

3. **Additional grants and inducements.** The County additionally agrees to provide the following grants and inducements to Company from lawfully available funds not otherwise restricted for the applicable project costs as set forth in this section 3 and expressly incorporated herein by reference.

(i) **Business Retention and Expansion Program**

The County EDC agrees to provide a central point-of-contact for any future expansions contemplated by Company involving existing industry issues which might need to be addressed on Company's behalf. This would include but not be limited to training, incumbent worker programs, utility upgrades and vendor support. The County EDC's Existing Industry Coordinator shall be designated as the initial point of contact. Once the Company's Facility is established, the County's Existing Industry Coordinator agrees to conduct periodic visits to the plant to insure that the Company's expectations of local and State support have been met.

(ii) **Project Coordination**

The County also agrees to provide the following assistance to Company:

(a) **Permitting:** Upon project announcement, a designee from the County EDC will assemble a project team to meet with the Company's design and construction administration team at a location and time of Company's choice.

(b) **Recruitment and Training:** The County shall cause a designee from the County EDC to facilitate meetings between Company, the North Carolina Employment Services Division, Gaston County Workforce Development Board and the North Carolina Community College System to initiate the activities of recruitment and training of employees on behalf of the Company. These activities are standard State of North Carolina programs administered and delivered by local agencies.

4. **Conditions.** During each of the years that the Company is eligible for incentive Grants, the Grants for each year will be paid to Company in accordance with the schedule set forth in section 2 table A. The County and City will only be obligated to make incentive Grants for a given year if the Company is then current in its payments of all taxes, and only after the Company has made its ad valorem tax payments to the County for the year for which incentive Grants are payable under this Agreement and the Company has paid and complied with its other obligations and duties to the County set forth herein. The payment of all taxes due the County as a condition to eligibility for Grants in any year during the Grant term is a material condition of this Agreement and shall not be construed as implying or suggesting that the County is reimbursing to the Company any or all of any annual ad valorem taxes collected from the Company. Additionally, Company shall not be entitled to receive Grants for any year after completion of the Facility during which the Company fails to operate the Facility. For the purposes of determining whether the Facility has been operated during any given year, temporary interruptions in operations necessitated by inclement weather, utility disruptions, repairs,

replacements, and ordinary and necessary service shall be disregarded in accordance with the force majeure provisions of Section 9. Upon the written request of the County Manager, the Company will provide assurances reasonably satisfactory to the County that the Company or an Affiliate operated the Facility during any given year for which Grants are otherwise payable to the Company pursuant to Sections 2 and 3 hereof.

5. **No Pledge of Faith and Credit.** No provision of this Agreement shall be construed or interpreted as creating a pledge of the faith and credit of the County within the meaning of any constitutional debt limitation. The parties acknowledge that the scope, term and duration hereof are in all events reasonable. No provision of this Agreement shall be construed or interpreted as delegating governmental powers or as a donation or a lending of the credit of the County within the meaning of the North Carolina Constitution. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of the County's moneys. To the extent of any conflict between this Section and any other provision of this Agreement, this Section shall take priority.

6. **Assignment.**

(a) Except as provided in the following provisions of this Section 6 or otherwise set forth in this Agreement, no party shall assign its rights hereunder.

(b) Notwithstanding the foregoing, the Company may assign its rights hereunder to any entity that it controls, that controls the Company or that is under the common control of another with the Company.

(c) Nothing in the foregoing shall be interpreted or construed to prohibit the Company (or any permitted assignee under Subsection 6(b)) from engaging in a sale-leaseback transaction or using, or permitting the use of, the Property or any portions thereof by or for the benefit of third parties under leases, subleases, licenses, contracts, or other arrangements satisfactory to the Company (or its permitted assignee under Subsection 6(b)) in its sole and absolute discretion.

The Company will give the County at least 30 days' prior written notice of any assignment hereunder.

7. **Disclaimers.** The Company acknowledges that the County has not designed the Facility, nor has the County supplied any plans or specifications with respect thereto and the County is not (a) is a manufacturer of, or dealer in, any of the component parts of the Facility or similar facilities, (b) made any recommendation, given any advice or taken any other action with respect to (1) the choice of any supplier, vendor or designer of, or any other contractor with respect to, the Facility or any component part thereof or any property or rights relating thereto, or (2) any action taken or to be taken with respect to the Facility or any component part thereof or any property or rights relating thereto at any stage of the construction thereof, and (d) made any warranty or other representation, express or implied, that the Facility or any component part thereof or any property or rights relating

thereto (i) will not result in or cause injury or damage to persons or property, (ii) has been or will be properly designed, or will accomplish the results which the Company intends therefor, or (iii) is safe in any manner or respect.

The County makes no express or implied warranty or representation of any kind whatsoever with respect to the Facility or any component part thereof, including but not limited to any warranty or representation with respect to the merchantability or the fitness or suitability thereof for any purpose, and further including the design or condition thereof; the safety, workmanship, quality or capacity thereof; compliance thereof with the requirements of any law, rule, specification or contract pertaining thereto; any latent defect; the Facility's ability to perform any function; or any other characteristic of the Facility; it being agreed that the Company is to bear all risks relating to the Facility, the completion thereof and the transactions contemplated hereby and the Company hereby waives the benefits of any and all implied warranties and representations of the County as they may relate to the foregoing. Nothing herein is intended to contradict or make void any warranty or representation made in the land Contract.

The provisions of this Section shall survive the Agreement's termination.

8. **Controlling Law.** This Agreement is entered into pursuant to the laws of the State of North Carolina, and shall be construed and enforced thereunder.

9. **Force Majeure.** If by reason of acts of God, floods, storms, insurrection, riots, acts of the public enemy, national catastrophe, inability to obtain materials, or similar unexpected events, the Company is unable to complete the construction and related undertakings called for herein, or if same is delayed as a result of such event or events, then the parties hereto agree to extend the time period that the County will be obligated to make the payments and provide the incentives described herein to a date to be mutually agreed upon by the parties hereto based upon the gravity and duration of such unexpected event.

10. **Defaults; Remedies; Dispute Resolution and Cooperation.**

(a) In the event of litigation for any alleged breach of this Agreement, exclusive jurisdiction and venue for such litigation shall be in the Superior Court of Gaston County, North Carolina or the United States District Court for the Western District of North Carolina. The County further agrees to reasonably assist the Company in its present as well as future applications for any incentives, grants and programs that may be or, alternatively, become available from the County, and the State, and that the County will cooperate with the Company in its defense (should any defense ever be necessary) of this Agreement and/or the incentives granted hereunder, so as to support and in no way undercut same. The Company also agrees to reasonably cooperate with the County and other North Carolina, federal and municipal authorities in any such efforts. In the event that any of the incentives or other

agreements of the County are determined to be invalid, the County agree that they will, to the extent permitted by law, reasonably provide the Company with any permitted incentives of substantial equal value pursuant to one or more replacement incentive grant programs.

11. Notices.

(a) Whenever this Agreement requires or permits any consent, approval, notice, request, proposal, or demand (collectively, "Notice") from one party to another, the Notice must be in writing and shall be effective upon the first to occur of (i) actual receipt by the intended recipient, or (ii) the third (3rd) business day after it is properly deposited in the United States mail via certified mail, return receipt requested.

(b) Each party's address to which such Notices shall be delivered is listed below:

(1) If to Company, to
PROJECT RAVEN
Attn:

(2) If to County, to
Gaston County Government Offices
Attn: County Manager
P.O. Box 1578
Gastonia, NC 28053

(c) Any party entitled to receive a Notice hereunder may change the address which it previously had specified for receiving the same, at any time and from time to time, by delivering a written change notice in accordance with the above provisions to the other parties five (5) business days prior to the effective date of such change.

12. Non-Business Days. If the date for making any payment or the last day for performance of any act or the exercising of any right shall not be a Business Day, such payment shall be made or act performed or right exercised on or before the next Business Day.

13. Severability. If any provision of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction, then (a) such determination shall not invalidate or render unenforceable any other provision of this Agreement; (b) such provision shall be construed as closely as possible to the parties' original intent in order to render such provision valid or enforceable, as

applicable; and (c) the remaining terms hereof, together with such reconstructed provision, shall constitute the parties' entire agreement hereof.

14. **Amendments.** This Agreement shall not be changed except in writing and signed by all the parties.

15. **Binding Effect and Effectiveness.** Subject to the specific provisions of this Agreement, this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns, notwithstanding changes in corporate or other governance. The County represents and warrants that it has approved this Agreement and the terms and incentives hereunder, and that the same are in compliance with any economic development or other policies or applicable legal authorities, and that the terms and incentives hereunder have been, and this Agreement shall further be conditioned upon it being stamp-certified as having been, preaudited in order to comply with the budgetary accounting requirements (if any) that apply, under the Local Government Budget and Fiscal Control Act or otherwise. Such certification is set forth at the end of this Agreement, and must be signed by the Finance Officer for the County.

16. **Liability of Officers and Agents.** No official, officer, agent or employee of the County or Company shall be subject to any personal liability or accountability by reason of the execution or performance of this Agreement or any other documents related to the transactions contemplated hereby. Such officials, officers, agents, or employees shall be deemed to execute such documents in their official capacities only, and not in their individual capacities. This Section shall not relieve any such official, officer, agent or employee from the performance of any official duty provided by law. Nevertheless, the parties, and each person executing this Agreement on behalf thereof, represent and warrant that they have the full right and authority to enter into this Agreement, which is binding upon the party represented by them, and to sign on behalf of the party indicated, and are acting on behalf of themselves, their constituent members, and the successors and assigns of each of them.

17. **Publicity.** The County shall not make any public announcement of the entering into of this Agreement or the terms and conditions hereof without the prior written consent of the Company.

18. **Counterparts.** This Agreement may be executed in any number of separate counterparts. Each executed counterpart shall constitute an original, but all of them taken together shall constitute a single instrument.

PROJECT RAVEN

By: _____
[Title]

Attest:

DRAFT

GASTON COUNTY

By: _____
Tracy Philbeck, Chairman
Gaston County Board of Commissioners

ATTEST:

Donna S. Buff,
Clerk to the Board of Commissioners

This instrument has been pre-audited to the extent, and in the manner, required by the "Local Government Budget and Fiscal Control Act."

Gaston County Finance Officer, on behalf of the County

County Attorney Approval as to form:

Gaston County Attorney

This Agreement was approved by the Gaston County Board of Commissioners at its meeting held the 23rd day of July, 2019.

LIST OF EXHIBITS TO BE ATTACHED

Exhibit 1 Investment Grant Program

DRAFT



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

County Attorney

Board Action

File #: 19-291

Commissioner Philbeck - EDC - To Authorize a Standard Level Three Grant and to Convey a 49.24 Acre Tract in the Apple Creek Business Park - "Project RAVEN"

STAFF CONTACT

Charles Moore - County Attorney

BUDGET IMPACT

Increase revenues.

BUDGET ORDINANCE IMPACT

Increase revenues in EDC capital projects budget \$2,300,000.

BACKGROUND

Project Raven will construct and occupy an advanced manufacturing facility in the Apple Creek Corporate Park.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution, Map, Budget Change Request and DRAFT Economic Development Agreement

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2019-194	07/23/2019	CB	RW	A	AB	AB	A	A	A	A	U

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