

MINUTES OF THE JOINT MEETING OF GOLDSBORO CITY COUNCIL
AND WAYNE COUNTY COMMISSIONERS
MARCH 6, 2015

The Goldsboro City Council met with the Wayne County Commissioners on March 6, 2015 at 2:00 p.m. at the Goldsboro Country Club, 1501 S. Slocumb Street, Goldsboro North Carolina, after proper notice has been provided.

Attendance

Members of the Goldsboro City Council present were as follows: Mayor Alfonzo King; Mayor Pro Tem Chuck Allen; Councilmembers Gene Aycock and Reverend Charles Williams. Councilmember Bill Broadway participated via telephone.

Absent: Councilmember Michael Headen and Councilmember William Goodman

Members of the Wayne County Commissioners present were as follows: Chairman George Wayne Aycock, Jr.; Edward E. Cromartie Vice-Chairman; Commissioners John M. Bell, William H. Pate, Joe Daughtry, E. Ray Mayo and A. Joe Gurley, III.

Call to Order

Wayne County Board of Commissioners Chairman, George Wayne Aycock, Jr. called the Wayne County Board of Commissioners to order.

Mayor Alfonzo King called the Goldsboro City Council to order.

Chairman George Wayne Aycock, Jr. provided the invocation.

Mayor Alfonzo King led the Pledge of Allegiance.

Summary of the Intergovernmental Agreement between the City of Goldsboro and Wayne County. Mr. Scott Stevens, City Manager, and Mr. George Wood, County Manager shared the following information:

Consideration of Intergovernmental Agreement between the City of Goldsboro and Wayne County - (Subject to Modification of Occupancy Tax Legislation)

- County intends to build a 56,000 sf. facility consisting of offices related to agriculture and a convention center meeting space with an assembly area of 14,000 sf.
- County would loan \$3,000,000 at 1.5% interest for a 15 year term to provide funding for the City's multi-sports complex which is proposed to be built on 60 acres that the City will lease from the Air Force under the P4 Initiative.
- County would provide \$200,000 towards the purchase and/or renovation of the Goldsboro Country Club.
- City would convey 12 acres of the 18 acre parcel it owns for the purpose of building this facility.
- City would provide a portion of the occupancy tax funding for the construction, maintenance, and operation of this facility to the County as follows:
 - 33.33 % for the first 20 years
 - 25% thereafter
- City would work to recruit a hotel to complement the agricultural and convention center on the 6 acres located at New Hope and Wayne Memorial.
- Proposal would locate Wayne Agricultural and Convention Center on 12 acres of property currently owned by the City on Wayne Memorial Boulevard.

Summary of Agreement

- Term – 20 year with two 10 year renewals
- City funding provided by change in occupancy tax
 - Current Occupancy Tax 5% which generates \$550,000 (1% = \$110,000 in FY14/15)

- Marketing for T&T gets 50% (\$275,000)
- Facilities for T&T gets 50% (\$275,000)
- Proposed Occupancy Tax at 6% or \$660,000
 - Marketing for T&T would get 33.33% (\$220,000)
 - Facilities for T&T would get 66.67% (\$440,000)
- City T&T facilities 33.34% (\$220,000) for 20 years and then 41.67%
- County Ag Facility 33.33% for 20 years and then 25%
- City would transfer ownership of 12 of the 18 acres it owns (City to keep 6 acres at the intersection of New Hope Road with intent to attract hotel tenant). Property not developed within 10 years would revert back to City and could not be sold or used for another purpose without City consent.
- Multi-Sports Complex Funding – County would lend City \$3,000,000 at 1.5% interest for 15 years
- City would waive all water/sewer fees for Agricultural and Convention Center Development
- County would appoint a City representative to advisory board with oversight of Convention Center
- GCC Funding – County would contribute \$200,000 toward the purchase of GCC and gets six rent free uses per year
- Priority for booking convention facility
 - Agricultural
 - City/County (6 rent free uses per year)
 - General Public
- NC Cooperative Extension Service would operate facility. Travel & Tourism would help market facility and have 400 sf of office space in facility
- All parties agree we will provide mutual ingress and egress for entire site and a stormwater detention pond will serve entire site

Mr. George Wood, County Manager, recommended the Wayne County Board of Commissioners enter into the Intergovernmental Agreement between the City of Goldsboro and Wayne County.

Upon motion of Commissioner William H. Pate, the Wayne County Commissioners unanimously approved a Resolution approving the agreement between the County of Wayne and the City of Goldsboro regarding the Wayne Agricultural and Convention Center, a Multi-Sports Complex and the Goldsboro Country Club.

Mr. Stevens shared the Mayor and City Council have a similar Resolution before them. Mayor King stated he would first like to recognize a few people. Mayor King stated he would be remiss if he did not recognize the Commander of the 4th Fighter Wing, the Greatest Fighter Wing on Planet Earth, Col. Slocum. Mayor King asked Col. Slocum to stand. Everyone applauded. Mayor King also recognized the Command Chief of the 4th Fighter Wing, CMSgt Jeffrey Craver. Mayor King stated we have a lot of elected officials here and he is so proud they took the time out of their busy schedules to come and share in this moment. Mayor King asked all elected officials to please stand. Mayor King thanked them for coming and being a part of this great history.

Upon motion of Mayor Pro Tem Allen, seconded by Councilmember Aycock and unanimously approved, Council adopted the following entitled Resolution approving the agreement between the County of Wayne and the City of Goldsboro regarding the Wayne Agricultural and Convention Center, a Multi-Sports Complex, and the Goldsboro Country Club.

RESOLUTION NO. 2015-21 “A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE COUNTY OF WAYNE AND THE CITY OF GOLDSBORO REGARDING THE WAYNE AGRICULTURAL AND CONVENTION CENTER, A MULTI-SPORTS COMPLEX, AND THE GOLDSBORO COUNTRY CLUB”

Wayne County Commissioners Chairman, George Wayne Aycock, Jr. recognized representatives from HH Architect, Ms. Kristen Hess, Mr. Siler Ransmeier and Mr. Cody Ball. He thanked them for coming today.

Comments from Elected Officials

Wayne County Commissioners Chairman, George Wayne Aycock, Jr. stated he felt it appropriate to start with Commissioner William H. Pate for his comments, as he was the driving force behind this effort. He stated Commissioner Pate did have help from other commissioners and the city, Commissioner Pate has really worked hard on this project.

Commissioner William H. Pate stated construction of the Wayne Agricultural and Convention Center is a huge success for Wayne County. Not only does it promote and bring to the forefront our largest business, Agri-business, but it also makes Goldsboro and Wayne County a destination point in eastern North Carolina. From an economic development perspective, he can envision such events as tool shows, boat shows, car shows, entertainment events, education events, professional conferences and the list goes on. These events will fill up our hotels, our restaurants, our shops and will increase our sale tax receipts. Furthermore, it will add additional business investment, creating much needed job growth. Commissioner Pate stated he would like to thank the City Council, the Mayor, and Scott Stevens for partnering with us on this project. He stated he would like to thank his fellow commissioners, George Wood and our legislative group who is currently helping us and most importantly the agricultural community who has had this vision for years. He stated if he has missed anyone, let him say he appreciates all those who made an effort on the project, we are going to make it happen. He stated he knows there are several things that have to be taken care of, but we have rounded third base and are heading home. Thank you.

Mayor Pro Tem Chuck Allen stated he has a lot of history on this project. For those who do not know, back in 2001 the City bought this land. The City bought this land because at the time Mayor Plonk was on his death bed and he wanted to have this land for the Civic Center before he died. The City did purchase the land before he died. He stated before we even started there, people were working on this 10 or 15 years before we ever did anything in 2001. This is a 30 year deal we have been talking about of some sort and just never been able to do it. So here we are today, we have had the land for 14 or 15 years, today look at our partners. We have our legislators, whose work is just beginning, we have Wayne County, the City of Goldsboro, Wayne Community College, the Base and Travel and Tourism. It is a huge, huge partnership. He stated we have basically gone from not having quality meeting space, to now pretty soon, there will be no reason to leave this County. Mayor Pro Tem Allen stated this did not come easy, there have been a lot of conversations, a lot of back and forth, but they stayed the course. He stated this is a great thing, when you have agriculture coming together with all these other things, he is not sure how to beat this. He stated he is really, really proud of our boards, really proud of getting this done and even more proud of what this is going to do for our community in the future.

Senator Louis Pate stated thank you Mayor, County Commissioners and City Council for forging this thing together. He stated now the heavy lifting starts in Raleigh. Senator Davis and I have co-sponsored a bill and that shows you how we can work in a bipartisan manner to do some good things for this County and region of the State. Since this first came on his radar screen a few months ago, he has been around the State and looked at some of the other convention centers and agricultural centers and folks these are nice structures. This is not like an old tobacco barn, this is some top notch stuff, and Wayne County will be extremely elevated to have such a facility as this. He stated the diligence has been taken by all you guys and gals up here, so that we have a great location for this and now let's design a great building and get it done.

Senator Don Davis stated this is a great day, a tremendous day for all of us to see everyone come together, it means a lot and shows the best that our community has to offer our residents. When we can come together, it means a lot and shows the best that our community has to offer, our residents. Senator Davis stated he started in local government so he understands the importance of what is happening today and he would simply say to everyone here, that this is just the beginning of many good things to come. To the men and women who are serving in our military, this is an awesome opportunity that will help us in more ways than one. We know when we start talking BRAC, things like that, it is often not a matter of if, it is a matter of when. If we can continue to position this

community for its future then we will never have to go back down the path we once did for some years. God bless everyone here, thank you.

Representative John Bell stated this is an outstanding opportunity and we are very blessed and the rest of the senators and representatives can tell you not all delegation work together like we do, we are very blessed in that aspect. When you have house members on both sides of the aisle and senate delegation on both sides of the aisle that work together for the common good of the community. Then you factor in that your City Council and County government were able to work together for one vision. He stated he is glad to see the talking has stopped, the doing has begun. Representative Bell stated it is time to get to work and they look forward to working with the entire community to see the project through.

Representative Jimmy Dixon thanked Wayne County Commissioners and City Council. He stated on these occasions one always thinks what could be or what should be said on these magnificent events like this. He stated for me certain things come to mind, and it has been mentioned about the hard work that has taken place in the past. When we start talking about the past that is a reverend issue for him, particularly when agriculture is associated. Ladies and gentlemen we have a heritage unparalleled, of work, industry, thrift, self-reliance and freedom that has never been enjoyed like we as Americans have enjoyed it here. Representative Dixon stated he thinks about the sweat, the toil, the skin off of people's shins, he thinks about seeing his grandmother being widowed and on the farm and raising seven children. He stated he would like to remind us of something he knows all of us do when we lay down at night, and that is to thank the Lord for this magnificent heritage of having the freedoms and liberties that we have. There are many important reasons we have those freedoms, but none more everlasting nor more important than one of the main reasons we are a free nation. We have the ability to feed ourselves and we have the ability to feed those who protect us. Representative Dixon stated he is honored to be a part of this project and honored when we refer to agriculture being one of our main driving forces. God bless us so that we may be successful. Thank you.

Ms. Carol Armstrong representing Congressman George Holding's office stated this is a very important day and we want you all to know that we will do everything we can to help. She shared they have talked about some funding that might be available at the federal level. She stated she knows Congressman Holding appreciates all everyone is doing and as you said we are a nation that can feed ourselves and it is because of farming. This is an important project and she stated she salutes everyone, how you have got together and so does Congressman Holding. She stated she is in the Raleigh office and if there is anything we can do, they are here to help. Thank you.

Ms. Sonja Bloodworth representing Congressman Butterfield's office stated Congressman Butterfield supports Wayne County.

Mayor Alfonzo King stated it is normally peaceful and quiet in Goldsboro and Wayne County, most of the time, but that is not the case in all parts of the world. He stated hopefully Goldsboro and Wayne County and the great United States can stay that way but in order for us to have that privilege we have people who are in combat as we speak. He stated we have the Commander of the 4th Fighter Wing, the Greatest Fighter Wing on Planet Earth here and is a commander of military troops in harm's way as we speak. Mayor King asked Col. Slocum to stand and asked the audience to stand and give him a round of applause.

Col. Slocum stated there is a phenomenal history in this local area and all of you work so hard to take care of your constituents. He stated his people are a part of your constituents as well, whether they are voting members or not, they are living here and will benefit from the care that is provided. Our airmen and families are in your schools, your churches, your local businesses are employing them, and he would like to thank you for that. Col. Slocum stated the support we get from this community is phenomenal and he thanked everyone for that. He stated everything listed about the heritage of North Carolina and the heritage in this county is absolutely true and one he would like to add to that is the incredible support that is given to our military members. Col. Slocum thanked everyone and applauded everyone for their support.

Councilmember Charles Williams, Sr. stated it is his belief that this City/County agreement is a good one and he believes we can accomplish all these facilities for the benefit and utilization for both city and county residents. Speaking as a citizen of both Goldsboro and Wayne County in his opinion, this is a wise agreement that will benefit both city and county residents. Our Mayor, staff and administrative staff of the City of Goldsboro have initiated a noble effort to revitalize downtown Goldsboro. We have already received one TIGER Grant from the federal government to the tune of \$10 million. If you ride around downtown you can see the beginning of something great. Councilmember Williams stated he is so happy our Council and County Commissioners could come together in this transaction and hopes we can do more of that in the future.

Mayor Alfonso King stated he knows it is general knowledge now that the City of Goldsboro owns Goldsboro Country Club and what you see now will be completely changed by June or July. It will be a tremendous events center. He stated it will not be as big as the Ag Center. We will have this space available for weddings, parties; smaller things that are needed by our citizens. It will expand our golf course, provide a facility greatly needed for it. It is a good day, a lot of good things are happening and we are proud to be a part of it. He thanked City staff for the outstanding work they have done and Council's support. Mayor King also thanked the County Commissioners and stated he looked forward to working with them. Mayor King thanked Mr. Stevens, City Manager and Mr. Wood, County Manager. Mayor King stated he knows without them, this possibly would not have happened, they led the way and showed us why we needed this and why it was worth taking a chance.

Commissioner John M. Bell stated Mayor Pro Tem Allen, Councilmember Williams, himself and a few others have been working on this since 2001. He stated he is glad this collaboration is going on and glad this collaboration is going to benefit all the citizens of Wayne County. He stated he would like to thank everyone who participated in this and it is going to be a great opportunity to get some things done. Thank you.

Commissioner Joe Daughtry stated this is a momentous occasion and a lot of hard work did go into this. He stated he would like to point out a few things in this agreement. Everyone knows that convention centers lose money, they cannot produce enough revenue to offset these costs. What this agreement does is bring in a continuing revenue source from the hotel occupancy tax. This tax will be distributed specifically for the operation of this Agricultural Convention Center. It also lowers the cost of operation when you share that with rental income. If you are booking this facility you are at an advantage because the cost is lower because it is covered in the hotel tax. Commissioner Daughtry stated when people are booking conventions and they are looking at Greenville and New Bern Conventions Centers, we can charge a lesser rate to produce jobs and hotel stays. He stated the other thing he had heard someone ask about is the \$3,000,000 loan and he would like to clarify that. Currently in Wayne County, that \$3,000,000 is producing a .01 percent for us; banks are not paying anything in interest. He stated in essence we are receiving for the citizens of Wayne County 15 times our return on investment by lending those dollars. He stated four branches of government were involved; four branches found a way to come together, in a bi-partisan way and as you see voted unanimously for this. Commissioner Daughtry stated this is a great day and he applauds everybody for all they did in order to make this happen. Thank you.

Commissioner E. Ray Mayo stated he was glad Commissioner Pate included tool shows. He stated as far as he knew there has never been a tool show east of Raleigh. This Convention/Ag Center will allow us to bring in some of these tool shows which is put on by the Society of Manufacturing Engineers. Bring in hundreds of machines, and bring in thousands of people per week to visit an exhibition like this. Commissioner Mayo stated this is his fourth year as commissioner, with everything he has seen in the last three years happening in Wayne County, especially what has happened today. We have set the stage for economic development not only in Wayne County but in eastern North Carolina and if we do know get it done from this point forward, it is our fault, because everything is in place for economic growth to happen. He stated he would like to thank the Council, the Commissioners, the Community College and everyone involved in making this day happen. Thank you.

Wayne County Commissioner Vice-Chair Edward Cromartie stated he would like to recognize Wayne County Board of Education's Interim Superintendent Dr. Sandra McCullen and Wayne County Cooperative Extension Director Kevin Johnson. He stated he feels this is important because this center will enhance our children's ability to see what is important. Often times they think their meals come from the store. He stated he is looking forward to the day when our children here in Wayne County can be made more aware of what agriculture really is. They can see demonstrations. He stated he also loves all the other things these gentlemen have talked about, but he wants our children to really be able to see agriculture in its most modern form.

Mayor Alfonzo King stated there is one more person he would like to recognize, Dr. Kay Albertson. He asked Dr. Albertson to please stand.

Dr. Kay Albertson stated they are going to be the best partner and neighbor Commissioner Pate could ever imagine and the beauty of it all, is that we are sharing in what is going on and what these governments are doing together. She stated she and Mr. Albertson came to Wayne County as a part of the military and heard about the potential of a conference center. It is now going to happen and while she is still active at Wayne Community College. She stated she is really proud to be a part of Goldsboro and Wayne County and retired military. Thank you all.

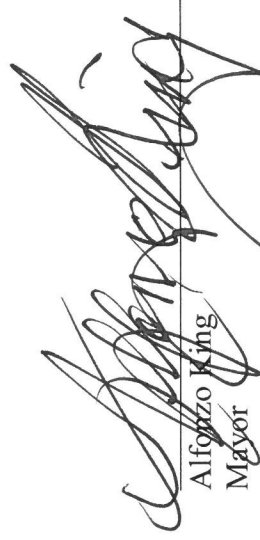
Commissioner Joe Gurley stated this is truly a special day and there is one thing he would like to point out and emphasize. If you look around this room you can see, hear and feel all the energy and excitement. He stated he would like to recognize, Mr. Chris West, Board of Education Chairman.

Wayne County Commissioners Chairman, George Wayne Aycock, Jr. stated a lot has been said but one important thing has been left out. We were instructed by the farming community from the beginning that they would like to see this happen but did not want any tax increases. He stated this has been done without a tax increase.

Adjournment.

There being no further business, Chairman George Wayne Aycock, Jr. adjourned the meeting of the Wayne County Board of Commissioners at 2:46 p.m.

There being no further business, Mayor Alfonzo King adjourned the meeting of the Goldsboro City Council.



Alfonzo King
Mayor



Melissa Corser, CMC
City Clerk