Chatham County & Chatham EDC Joint Workshop

AUGUST 9, 2016

HORTON MIDDLE SCHOOL

Agenda

- Update on CAM Site
- Contract
- Bylaws

CHATHAM EDC
ECONOMIC DEVELOPMENT CORPORATION

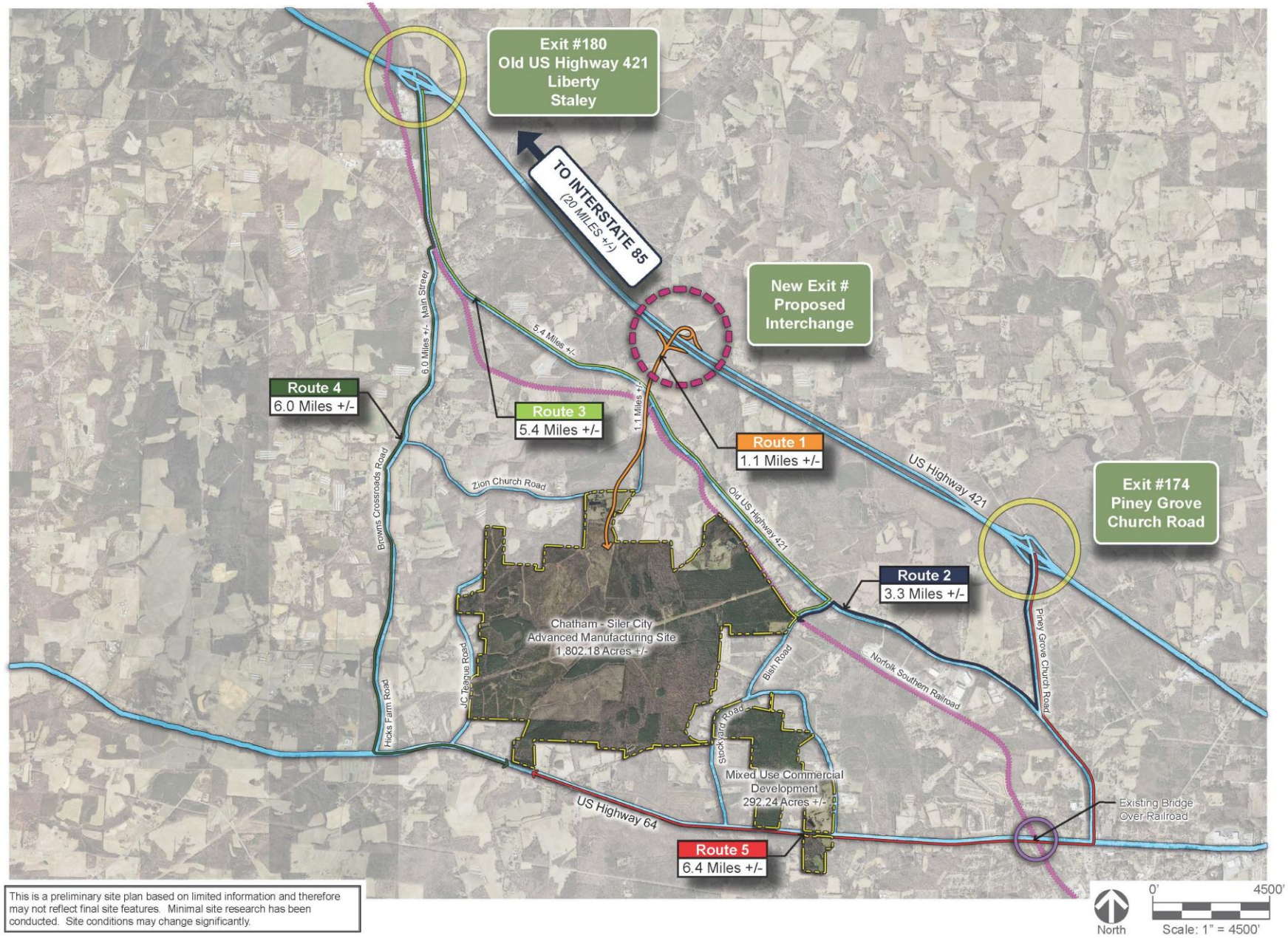
CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE

CHATHAM COUNTY & CHATHAM EDC JOINT WORKSHOP

Option Agreement

- Expires June 30, 2017
- Payment used on further development of the site
  - Preliminary Road Access Engineering
  - Marketing Video

CHATHAM-SILER CITY
ADVANCED MANUFACTURING SITE



This is a preliminary site plan based on limited information and therefore may not reflect final site features. Minimal site research has been conducted. Site conditions may change significantly.

CAM CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE
CHATHAM COUNTY, NORTH CAROLINA

Proposed Interchange

Kimley-Horn is currently engaged in the planning and preliminary design for a proposed interchange on US 421 north of Siler City, as well as a new 1.1 mile connector road from the Chatham-Siler City Advanced Manufacturing Site to the new interchange. The purpose of the proposed interchange and connector road is to provide truck access from the four-lane divided highway to the site. The interchange is currently included in the draft Chatham County Comprehensive Transportation Plan.

Interchange Engineering by:

Kimley»Horn

Site Access

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stimmel

MARKETING ALLIANCE

A MARKETING RESOURCE COMPANY

CHATHAM-SILER CITY
ADVANCED MANUFACTURING SITE

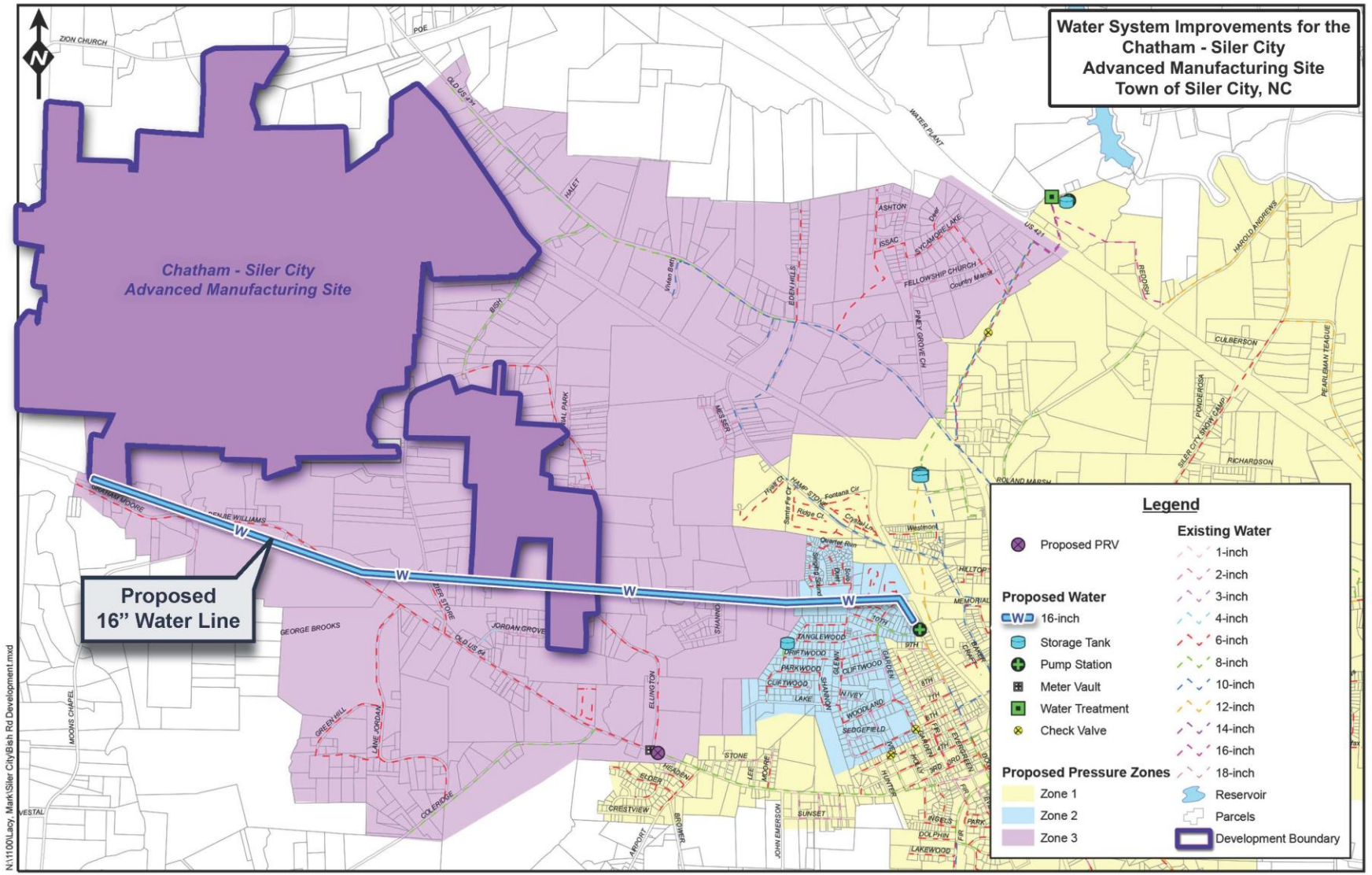
Golden LEAF FOUNDATION

CAM
CHATHAM-SILER CITY
ADVANCED MANUFACTURING SITE

Major Sites Development Initiative (MSDI)

- $25 million over three years
- Support public infrastructure needs
- Reduce time for development
- Increase competitiveness

CHATHAM-SILER CITY
ADVANCED MANUFACTURING SITE



Proposed Water Line	
Size	*16"*
Total System Capacity	*4.0 mgd*
Length	*21,000 LF +/-*
Design Status	*Full design and engineering have been completed.*
Right-of-Way Status	*All necessary right-of-way has been purchased and is under ownership control.*
Permitting Status	*Permitted and approved by state and local jurisdiction.*
Installation Timeline	*12 Months*
Projected Costs	*Cost estimates are available upon request.*

Utilities Engineered by:

McGill ASSOCIATES

Water System

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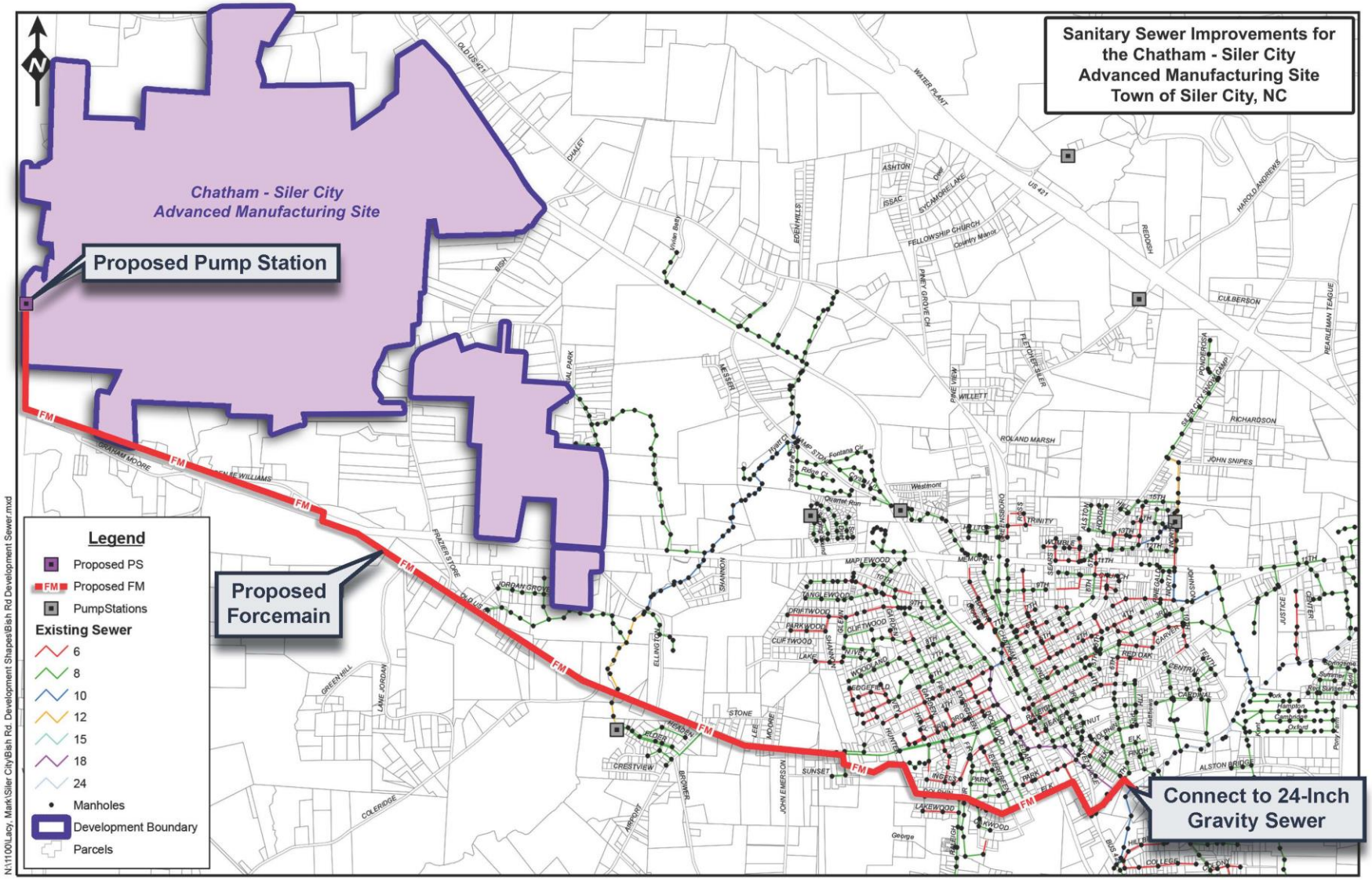

Proposed Force Main and Pump Station	
Size	*18"*
Total System Capacity	*4.0 mgd*
Length	*33,500 LF +/-*
Design Status	*Full design and engineering have been completed.*
Right-of-Way Status	*All necessary right-of-way has been purchased and is under ownership control.*
Permitting Status	*Permitted and approved by state and local jurisdiction.*
Installation Timeline	*12 Months*
Projected Costs	*Cost estimates are available upon request.*

Utilities Engineered by:

McGill ASSOCIATES

Sanitary Sewer

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Contract

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Contract

- EDC President and County Manager have discussed the need for some time
- A way to make sure county and EDC are on the same page about what will be accomplished with county funding
- Assures public purpose requirement for county funds

EDC's work

- Goals based on:
  - EDC Strategic Action Plan Goals
  - County commissioner goals

- Plus, core services

Key Points

- Goals
- Core Services
- Marketing and Recruitment
- Reporting

Goals

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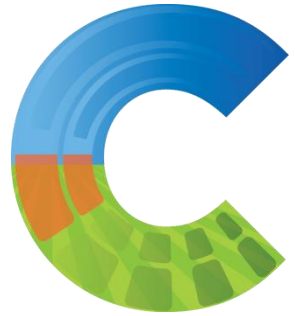
Strategic Action Plan Goals



- Generate more jobs
- Retain County's rural character
- Strengthen downtowns
- Diversify the tax base
- Increase retail sales tax revenues
- Improve citizen education credentials and skills for local employment
- Promote and support small businesses and entrepreneurship
- Promote local agriculture and arts businesses
- Expand county revenue from tourism
- Create economic opportunity in all parts of the County

EDC Budget Goals

- Effectively and efficiently manage the EDC to implement the strategic action plan
- Attraction: Recruit businesses to located in the county
- Retention: Keep existing businesses and help them expand in the county
- Entrepreneurship: Create jobs and wealth within the county through new business formation

Chatham BOC Vision

We envision Chatham County as a thriving community of health people living in a safe environment that provides opportunities for prosperity for all

Chatham BOC Goal

Demonstrate sound fiscal stewardship and economic support to ensure we can meet the important service needs of our residents

Chatham BOC Objectives

- Maintain the county's AAA bond rating
- Foster an environment that helps diversity the job base, encourage higher wages, and increase the commercial and industrial tax base from the baseline of FY 2015
- Support the development of the Chatham-Siler City Advanced Manufacturing Site and Moncure Super Park

Chatham BOC Objectives

- Maintain a business-friendly environment for new and expanding businesses
- Seek and utilize partnership opportunities with municipalities, regional entities and private sector that will enhance effectiveness and efficiency

Contract deliverables focus on Core Services

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Core Services

- Advance economic development
- Coordinate with local governments
- Work with partners and industry representatives
- Promote Chatham County
- Implement Strategic Action Agenda

Marketing and Recruitment Services

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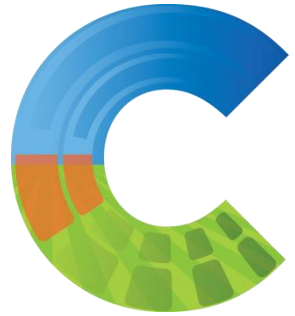
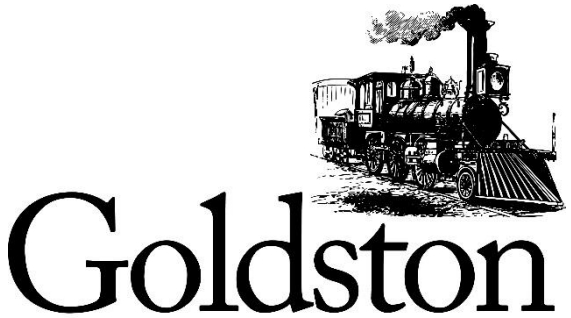
Targeted Industries

- Automotive equipment
- Advanced manufacturing
- Agriculture
- Food and beverage processing
- Corporate services
- Health care
- Research and development

Partners

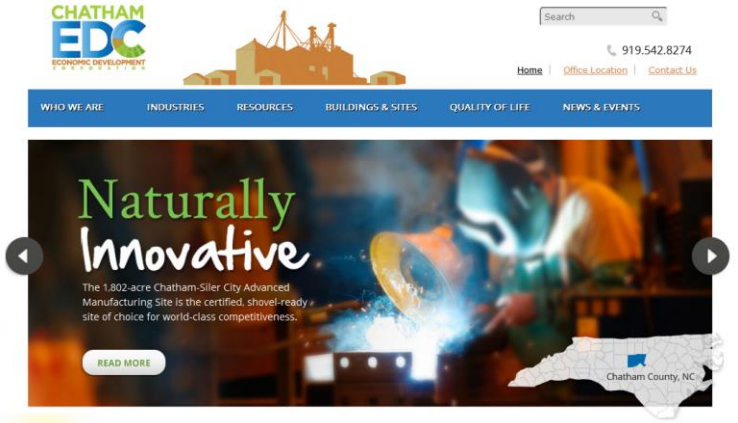


Economic Development Partnership of N.C.



Marketing and Recruitment

- Targeted advertising
- Collateral marketing material
- Comprehensive website
- Prospect data
- Small business development
- Creative community
- Buildings and sites



CHATHAM ARTS COUNCIL

Reporting

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Reporting

- Semi-annual reports on Strategic Action Plan and County goals, including:
  - Key accomplishments
  - Efforts in progress
  - Work plan progress

Contract Next Steps

- Commissioner feedback on draft contract
- Legal review
- Contract approval, aim for September meeting
- Thereafter, contract will be considered annually (so changes can be made)

Bylaws

CHATHAM COUNTY & CHATHAM EDC JOINT WORKSHOP

Bylaws

- Meetings
- Board of Directors
  - Nomination Process
  - Terms
- Recommendation

Is it 10 Days or 24 Hours?

ARTICLE II. SECTION 4.

*…**not less than ten nor more than sixty days** before the date of any meeting,*

ARTICLE IV. SECTION 3.

*The person or persons calling a special meeting of the Board of Directors shall, **at least twenty-four hours before the meeting**, give notice thereof by any usual means of communication.*

Purpose of Special Meeting

ARTICLE II. SECTION 4.

*In the case of a special meeting, the **notice of meeting shall specifically state the purpose or purposes** for which the meeting is called;*

ARTICLE IV. SECTION 3.

*Such **notice need not specify the purpose** for which the meeting is called.*

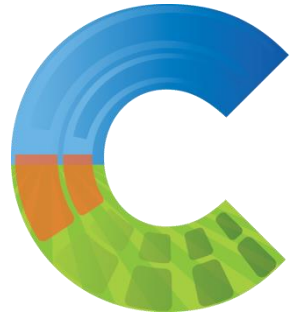
ARTICLE VII. SECTION 5.

*These bylaws may be altered, amended or repealed and new bylaws may be adopted by vote of two-thirds of the Board of Directors at any meeting or **at any special meeting when the proposed amendment has been set out in the notice of such meeting.***

What's a quorum?

- "**One half plus one of the voting directors** shall constitute a quorum for the transaction of business at any meeting of the Board of Directors."
- 15/2=7.5
- 7.5+1=8.5
- Round up? Round down?

Summary



- 10 days? Or 24 hours?
- Specify the purpose? Or not?
- Quorum with odd-numbered board?

Nomination Process

Board of Directors
Article III. Section 3.

Each County Commissioner may nominate a candidate for a director position to be approved by the Board of Commissioners.

Each of those directors shall be appointed to serve a four year ***term to run concurrent with the current term of the County Commissioner*** who nominated that director.

Nomination Process

Board of Directors
Article III. Section 3.

The Chatham County Commissioners shall make their appointments from a roster of candidates who have ***completed the formal application and review process conducted by the Board of Directors***…

…based on a ***process and qualifications agreed to by the Board of Directors of the corporation and the Chatham County Board of Commissioners***.

Expiration of Terms

Board of Directors
Article III. Section 3.

All terms shall expire at the conclusion of the ***first Monday in March*** following the bi-annual election of County Commissioners or when their replacement has been appointed by the County Commissioners, whichever occurs last.

Monthly Meetings

Board of Directors
Article III. Section 4.

*Failure to attend **three monthly board of directors' meetings** in a row or four monthly directors' meetings during a twelve-month period shall be grounds for removal of a voting director of the corporation by the Chatham County Board of Commissioners.*

Summary

- Commissioners do not have designated EDC board of directors designees.
- The review process was deemed invalid previously.
- Terms of directors do not align.
- We do not have monthly meetings.

Recommendation

- Form a work group.
  - In-depth review.
  - Revise the EDC bylaws.
- Legal Review.
- Submission to EDC Board of Directors for approval.