



# Chatham County & Chatham EDC Joint Workshop

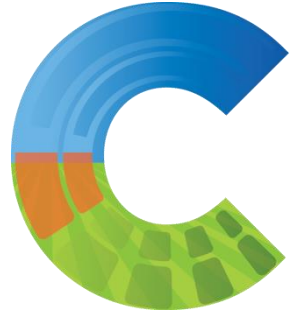
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AUGUST 9, 2016

HORTON MIDDLE SCHOOL



# Agenda



- Update on CAM Site
- Contract
- Bylaws





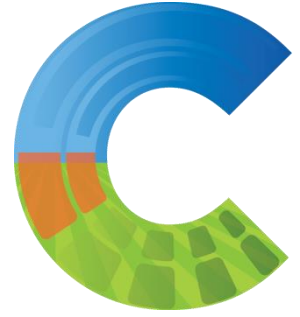
**CHATHAM-SILER CITY**  
**ADVANCED MANUFACTURING SITE**

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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



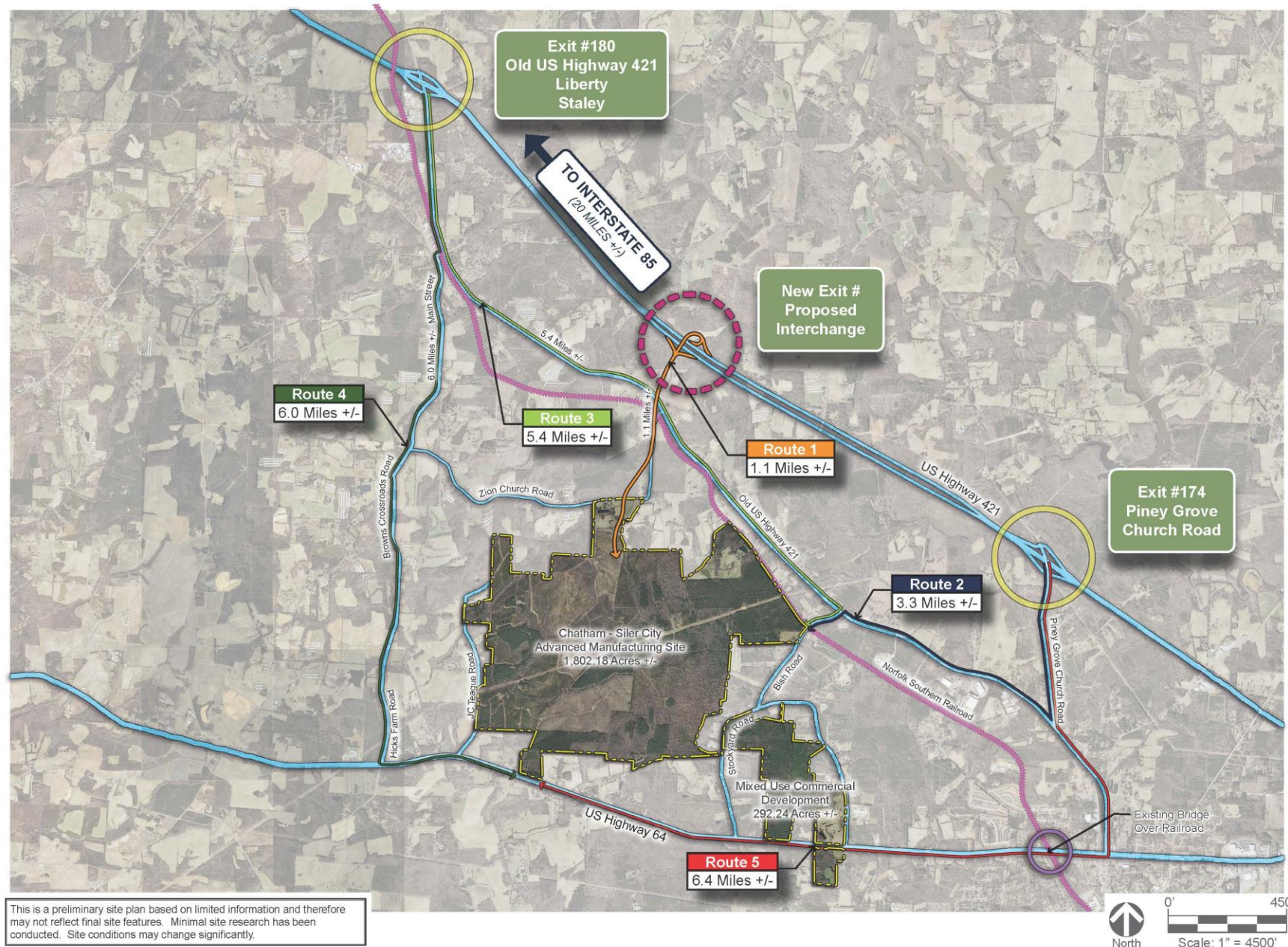
### Proposed Interchange

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





# MARKETING ALLIANCE

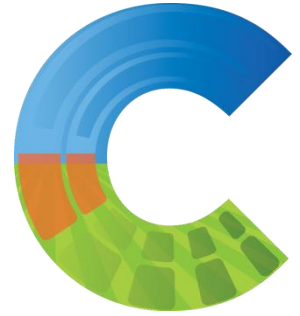
A MARKETING RESOURCE COMPANY

# Golden LEAF FOUNDATION





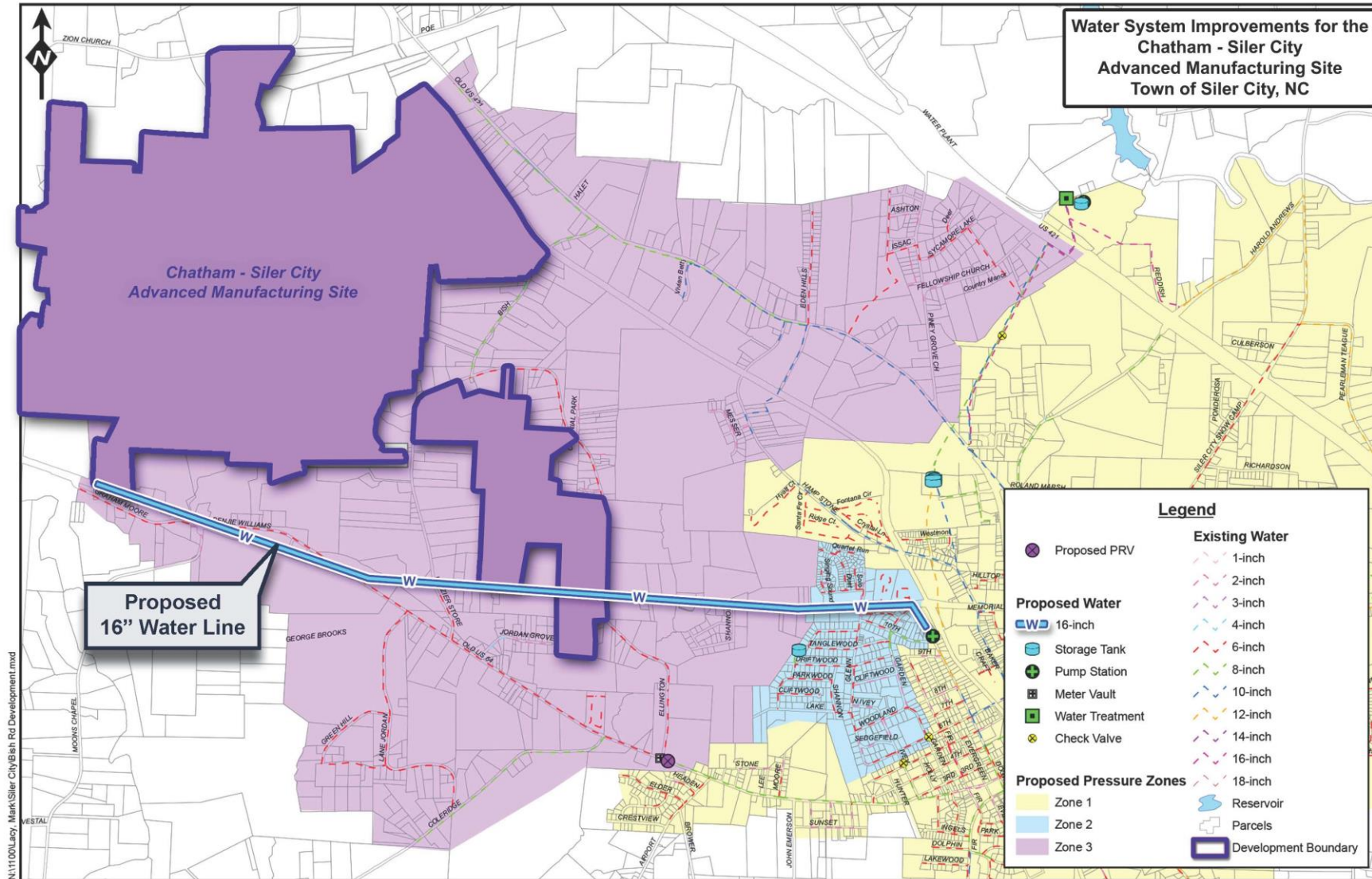
# Major Sites Development Initiative (MSDI)



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







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.

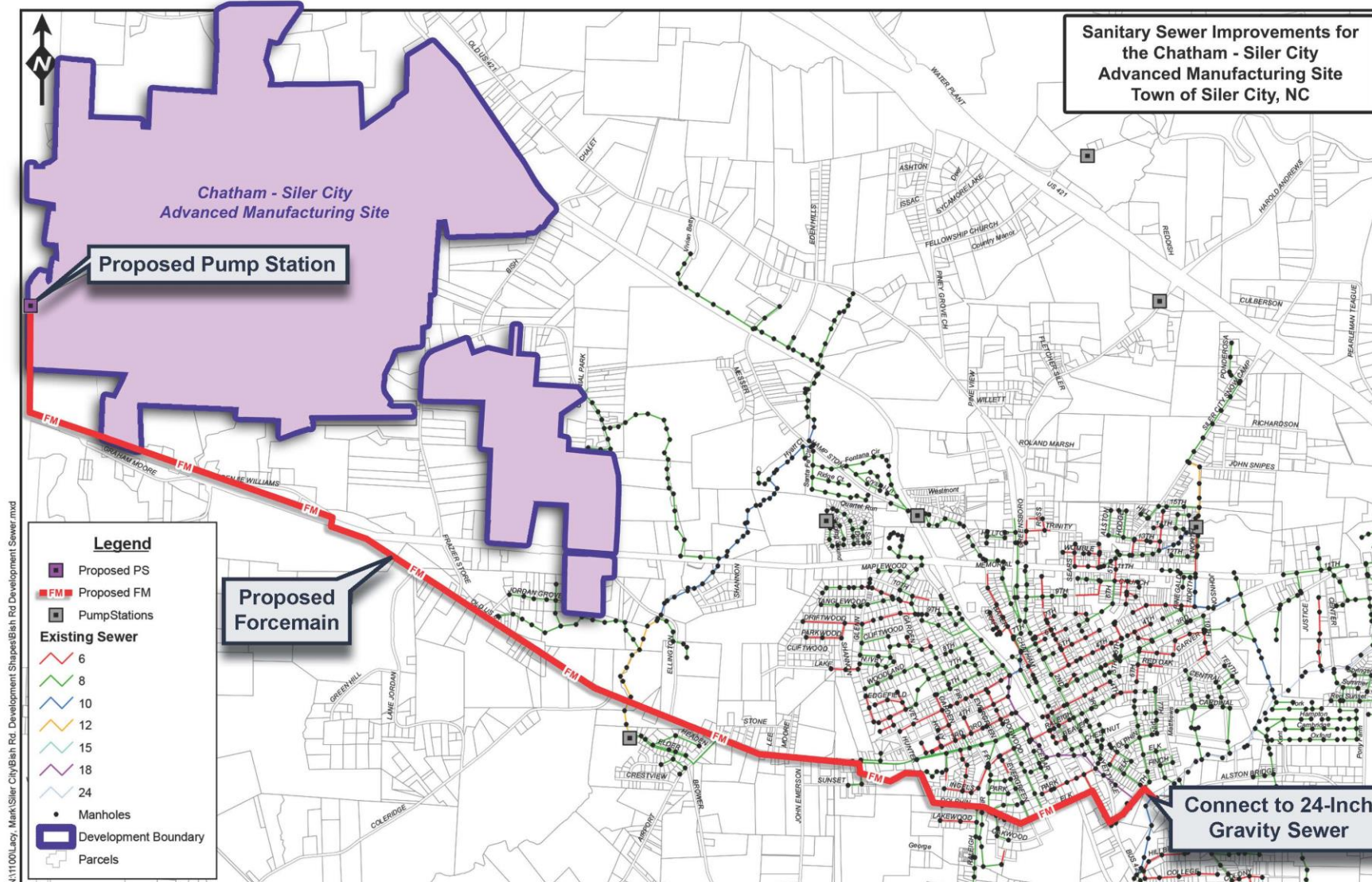
Utilities Engineered by:



**Water System**







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:



**Sanitary Sewer**





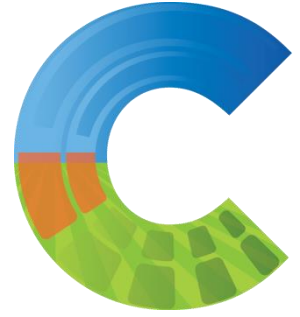
# Contract

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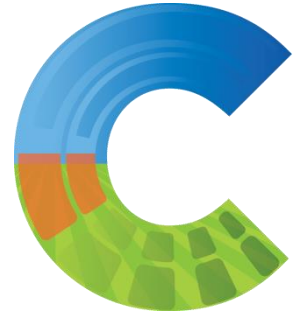


# Contract



- 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

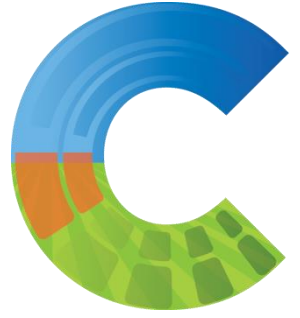
# EDC's work



- Goals based on:
  - EDC Strategic Action Plan Goals
  - County commissioner goals
- Plus, core services



# Key Points



- Goals
- Core Services
- Marketing and Recruitment
- Reporting







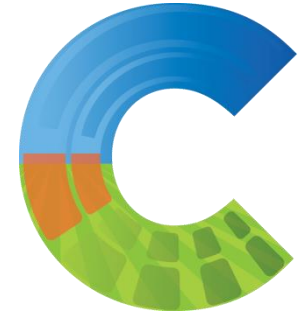
# Goals

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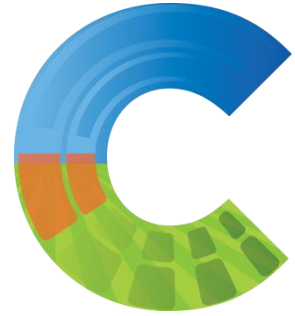
# Strategic Action Plan Goals



- 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



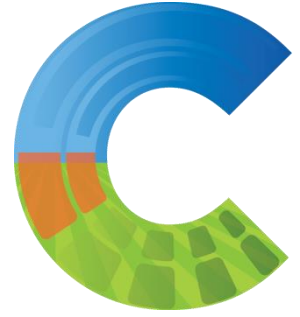
# EDC Budget Goals



- 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



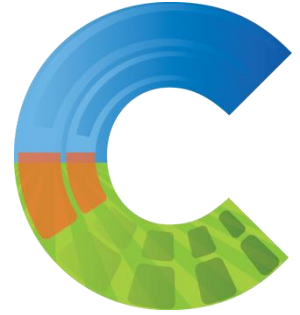
# Chatham BOC Vision



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



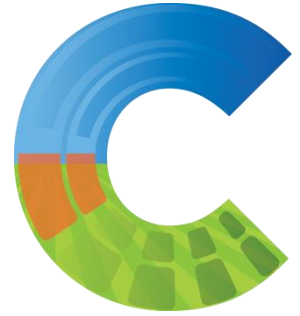
# Chatham BOC Goal



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



# Chatham BOC Objectives

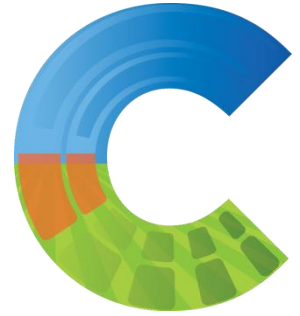


- Maintain the county's AAA bond rating
- Foster an environment that helps diversity the job base, encourage higher wages, and increase the commercial and industrial tax base from the baseline of FY 2015
- Support the development of the Chatham-Siler City Advanced Manufacturing Site and Moncure Super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





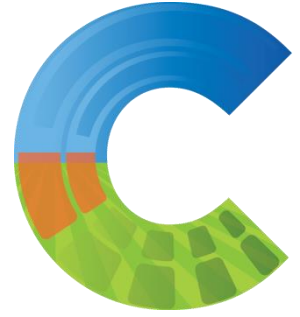
# Contract deliverables focus on Core Services

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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





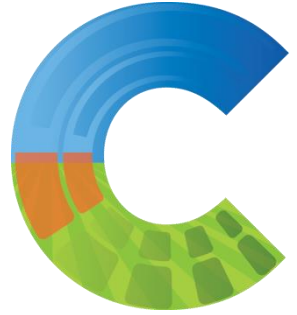
# Marketing and Recruitment Services

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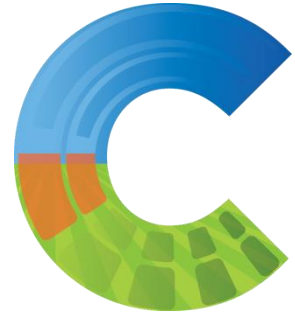
# Targeted Industries



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



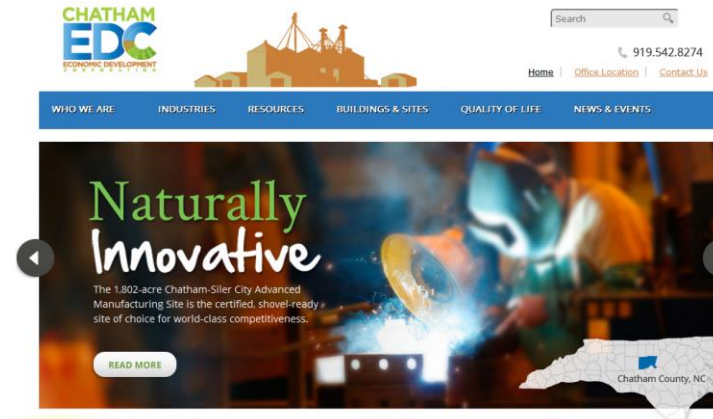
# Partners





# Marketing and Recruitment

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



**CAM**  
CHATHAM-SILER CITY  
ADVANCED MANUFACTURING SITE

Located in the heart of North Carolina, the Chatham-Siler City Advanced Manufacturing Site is the certified, shovel-ready site of choice for world-class competitiveness.

#### Advantages

- Publicly optioned
- 1,800+ acres
- Adjacent 290+ acre support park
- Zoned Heavy Industrial
- Direct access to Norfolk Southern Railway
- High capacity utilities
- Skilled manufacturing workforce
- Leading education and research and development in the Research Triangle





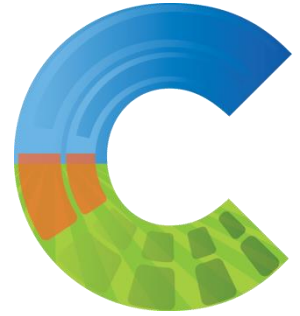
# Reporting

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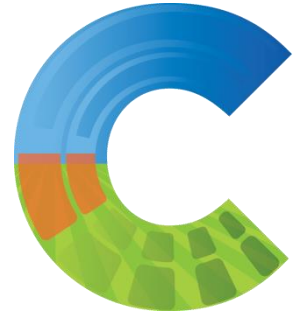
# Reporting



- 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)





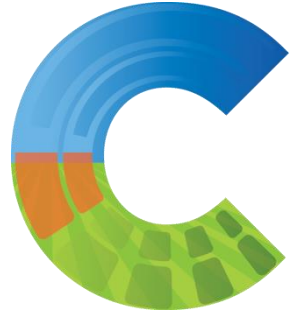
# Bylaws

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CHATHAM COUNTY & CHATHAM EDC JOINT WORKSHOP



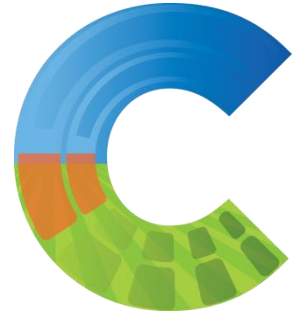
# Bylaws



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



# Is it 10 Days or 24 Hours?



## ARTICLE II. SECTION 4.

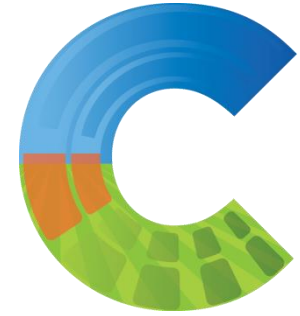
*...**not less than ten nor more than sixty days** before the date of any meeting,*

## 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;*

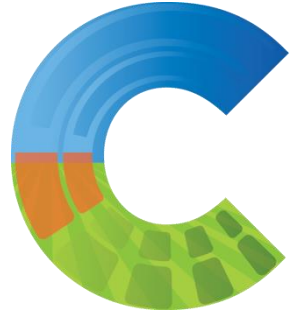
## ARTICLE IV. SECTION 3.

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

## ARTICLE VII. SECTION 5.

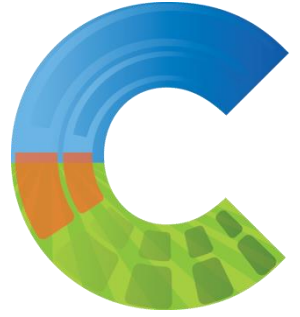
*These bylaws may be altered, amended or repealed and new bylaws may be adopted by vote of two-thirds of the Board of Directors at any meeting or **at any special meeting when the proposed amendment has been set out in the notice of such meeting.***

# 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?

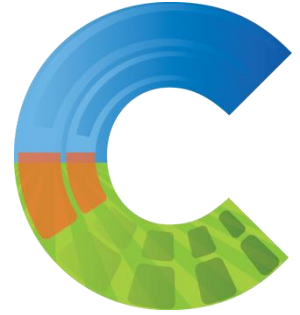
# Summary



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



# Nomination Process



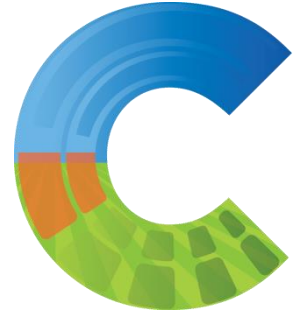
Board of Directors  
Article III. Section 3.

***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



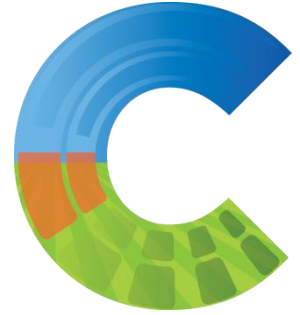
Board of Directors  
Article III. Section 3.

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



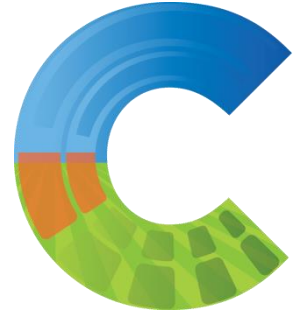
Board of Directors  
Article III. Section 3.

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

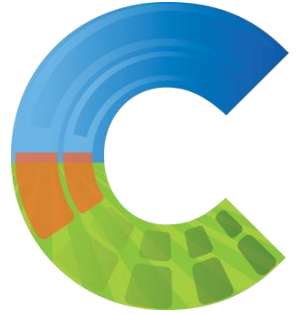


Board of Directors  
Article III. Section 4.

*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.*



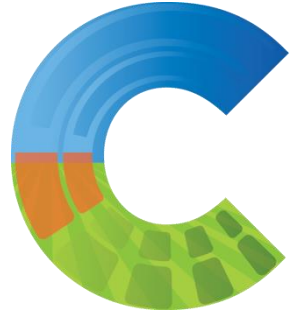
# Summary



- 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.

